

KEIAI

デザインのケイアイ

FY3/26 Financial Results

KI-STAR REAL ESTATE CO., LTD.



Tokyo Stock Exchange,
Prime Market/ 3465

Our Purpose and Vision

Our Purpose

We are a “YU TA KA” creation company that delivers “enriching, enjoyable, and pleasant” lifestyles in the world.

Our Vision

House ownership for everyone

FY3/26 Financial Summary

- **Both sales and earnings at all levels reached record highs**
- The demand for built-for-sale houses, especially in major metropolitan areas, remained strong, supported by rising condominiums prices and other favorable conditions in the housing market.
- Inventories increased steadily to achieve more growth.

		<u>FY3/26 Results</u>	<u>YoY change</u>
FY3/26 Results	Net sales	¥393.9 billion	15.0%
	Operating profit	¥26.9 billion	56.4%
	Ordinary profit	¥24.9 billion	65.0%
	Profit attributable to owners of parent	¥15.3 billion	73.3%

FY3/27 Consolidated Forecast

Due to the strong FY3/26 sales and earnings,
the FY3/27 forecast is **higher than the goals in the Medium-term Plan.**

(JPY mil.)

	FY3/26 Results	FY3/27 Forecast	YoY change	(Reference) MTP 2028 Plan
Net sales	393,905	450,000	14.2%	425,000
Ordinary profit	24,963	28,500	14.2%	25,000
Profit attributable to owners of parent	15,355	17,500	14.0%	15,000

* Although our current business operations remain solid, we have maintained a conservative forecast, reflecting a moderate increase in sales and earnings. This is due to the current uncertain external environment, including the situation in the Middle East.

FY3/26 Financial Results

Consolidated Statement of Income

Sales and earnings at all levels increased to new record highs due to high demand for built-for-sale houses mainly in major metropolitan areas. The gross profit margin also improved significantly year on year. Net sales were 393.90 billion JPY (up 15.0% YoY), ordinary profit increased 65.0% to 24.96 billion JPY and profit attributable to owners of parent increased 73.3% to 15.35 billion JPY.

(JPY mil.)

	FY3/25		FY3/26		YoY change
	Amount	Proportion	Amount	Proportion	
Net sales	342,553	100.0%	393,905	100.0%	15.0%
Gross profit	41,988	12.3%	56,120	14.3%	33.7%
SG&A expenses	24,733	7.2%	29,125	7.4%	17.8%
Operating profit	17,255	5.0%	26,995	6.9%	56.4%
Ordinary profit	15,124	4.4%	24,963	6.3%	65.0%
Profit attributable to owners of parent	8,862	2.6%	15,355	3.9%	73.3%

FY3/26 Performance

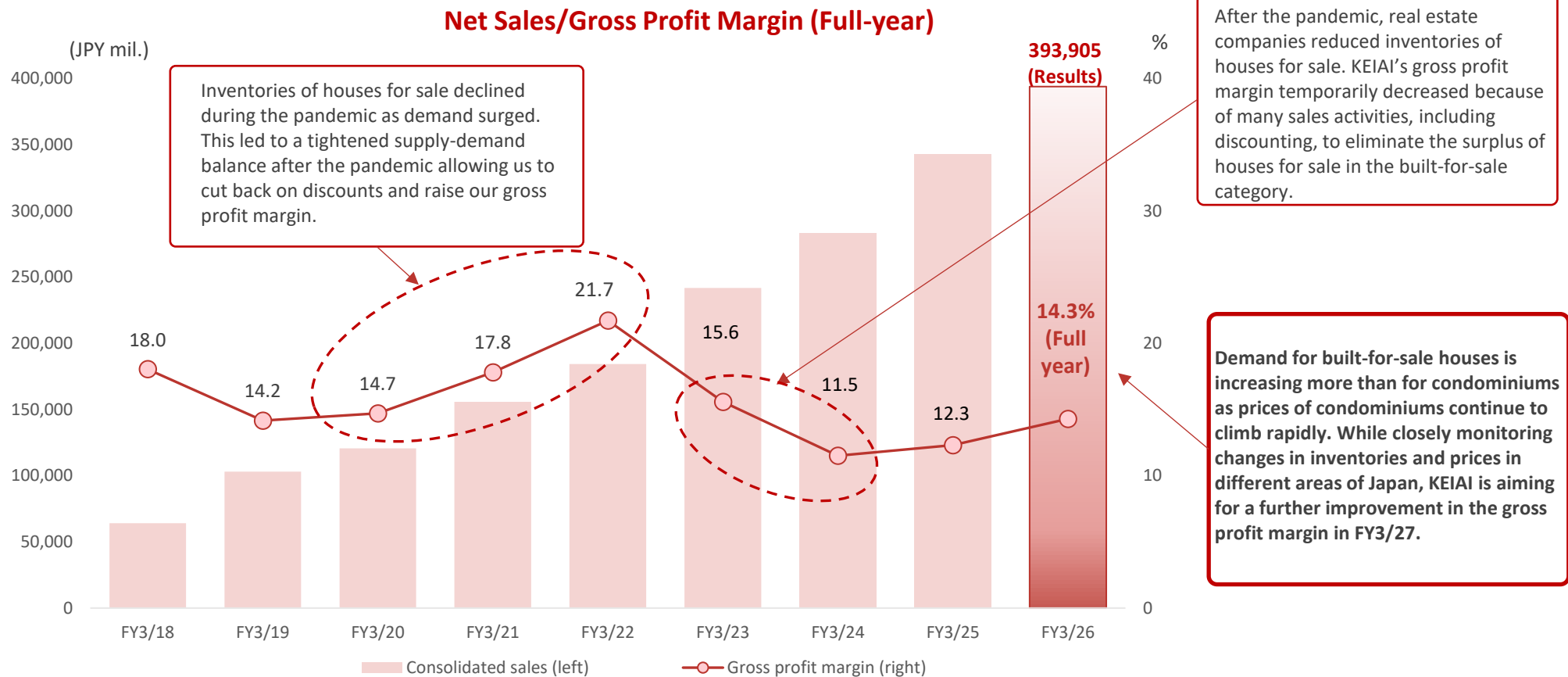
4Q sales exceeded 110 billion JPY due to increased sales activities. Despite a slight decline in the gross profit margin in 4Q, performance remained strong, including improved inventory turnover, for growth in FY3/27.

(JPY mil.)

	FY3/26 revised consolidated forecast					FY3/26 Results	Progress ratio vs. upward revised plan
		1Q Results	2Q Results	3Q Results	4Q Results		
Net sales	383,000	84,574	96,616	95,684	117,031	393,905	102.8%
Gross profit	-	11,186	13,806	14,669	16,458	56,120	-
SG&A expenses	-	6,679	7,067	6,975	8,403	29,125	-
Operating profit	26,000	4,506	6,739	7,693	8,055	26,995	103.8%
Ordinary profit	24,000	3,937	6,442	7,181	7,402	24,963	104.0%
Profit attributable to owners of parent	14,300	2,399	3,941	4,345	4,669	15,355	107.4%

Consolidated Results of Operations: Sales/Gross Profit Margin

Due to very strong demand for built-for-sale houses, sales were much higher than the forecast that had been revised upward. The gross profit margin increased by about 2 pct. Points year on year. This was a strong start for achieving the goals of the Medium-term Plan early. The apartment and income-producing real estate businesses are growing steadily as market conditions remain favorable.



Segment Performance

In the homebuilding and sales business, monetary sales and the number of houses sold increased steadily. Operating profit also improved significantly.

In response to changes in the market conditions for the custom-built housing, business activities have shifted to focus on profitability.

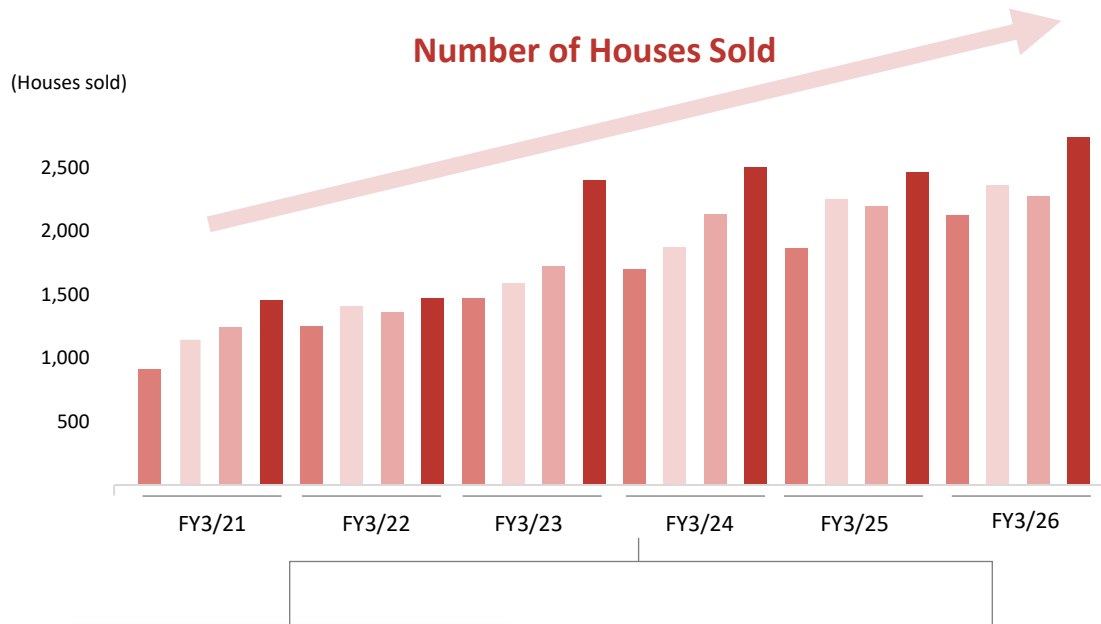
Sales in the other businesses increased rapidly due to contributions from the apartment and income-producing real estate businesses.

(Unit of sales and profit: JPY mil.)

		FY3/25	FY3/26	YoY change
Homebuilding and sales (including land)	Houses sold	8,767	9,232	5.3%
	Sales	322,844	365,776	13.3%
	Operating profit	19,258	27,559	43.1%
Custom-built housing	Houses sold	358	257	-28.2%
	Sales	6,951	6,376	-8.3%
	Operating profit	38	105	176.6%
Other businesses*	Sales	12,758	21,753	70.5%
	Operating profit	1,894	4,103	116.7%

*Other includes overseas business, apartment/income-producing real estate business, recurring revenue business, renovation business, condominium sales business and pre-owned home renovation business.

Homebuilding and Sales Business: Houses Sold by Area

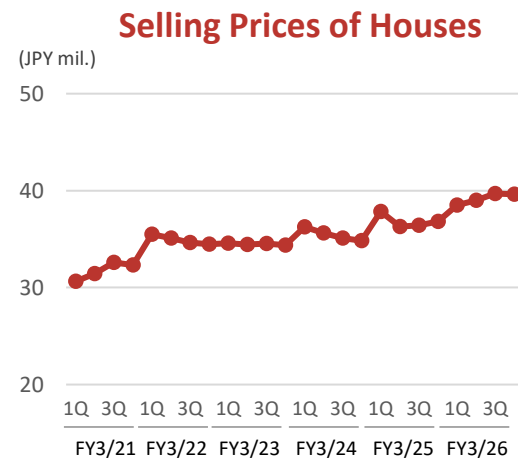
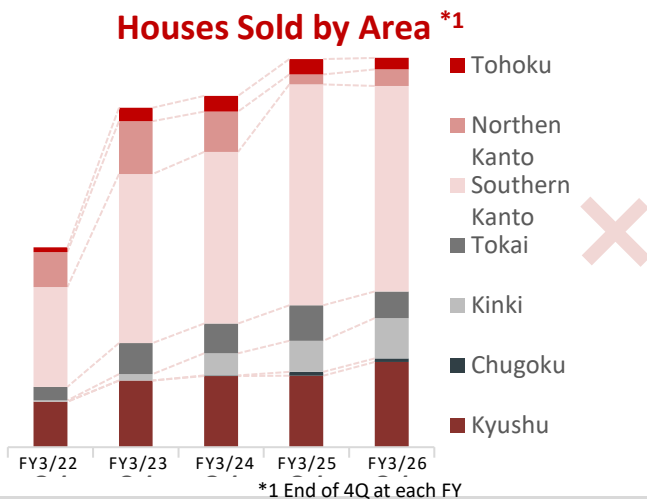


- Steady increase in houses sold and house prices

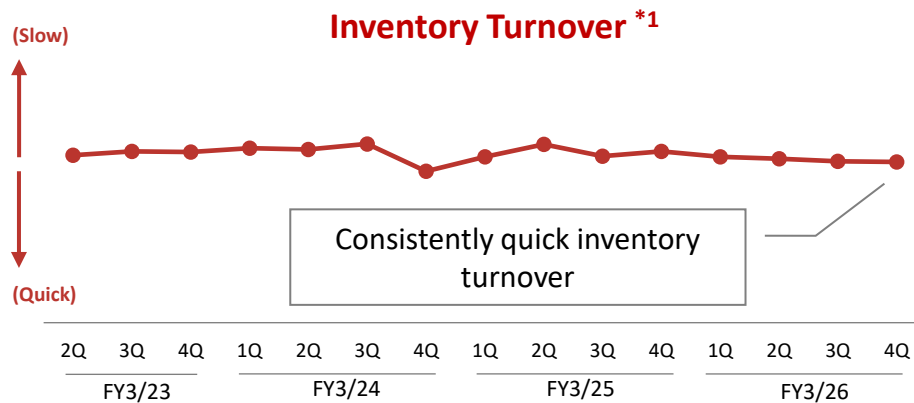
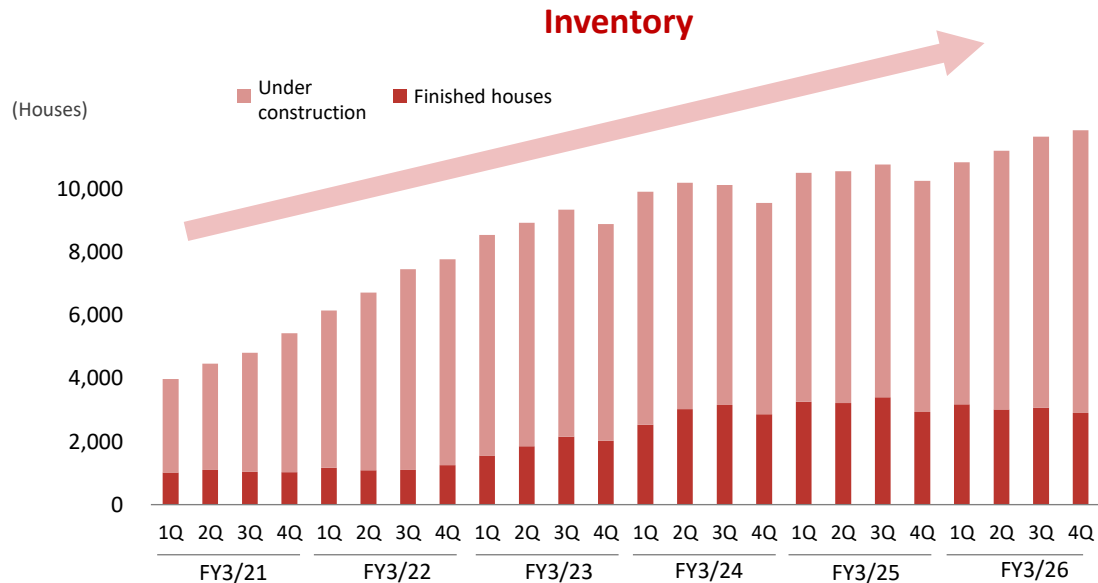
- Prices of houses sold are climbing slowly because of strong sales primarily in large metropolitan areas nationwide.

- In the Kansai area, KEIAI's market share is increasing as the number of houses sold climbs.

- Identifying suburban areas with favorable market conditions and continuing purchasing and sales activities in these areas that match the supply/demand balance.



Homebuilding and Sales Business: Inventory and Inventory Turnover



● Inventory remained the primary source of growth.

- Inventory is increasing in areas where sales are growing and a large volume of purchasing activities will continue.
- More than 11,000 houses with sales contracts signed in inventory.
- Inventory turnover is stable and there is no change in the infrastructure for supplying houses.
- Inventory turnover is a key performance indicator. The goal is higher productivity by continuing to use the advantages of the KEIAI Platform.

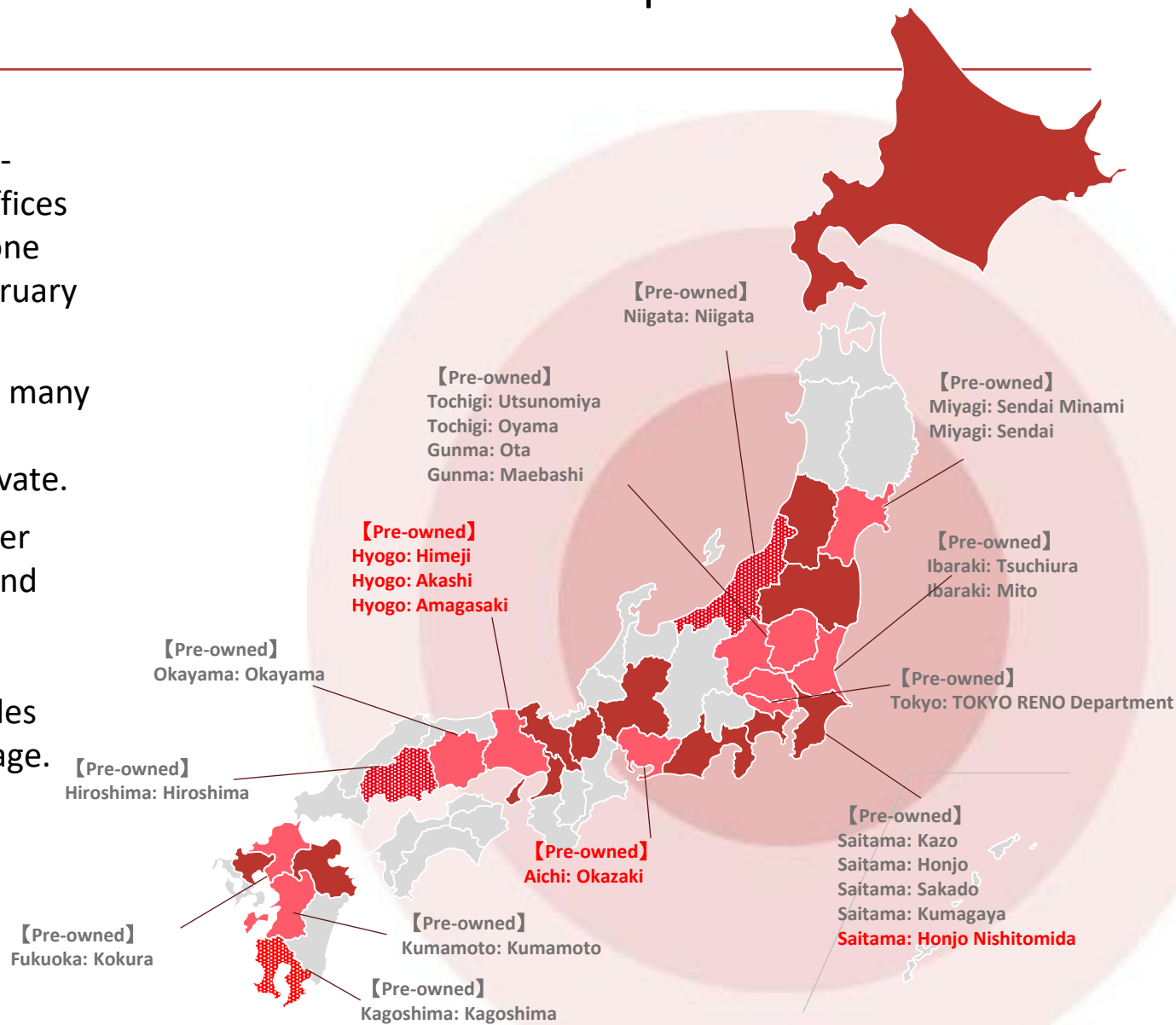
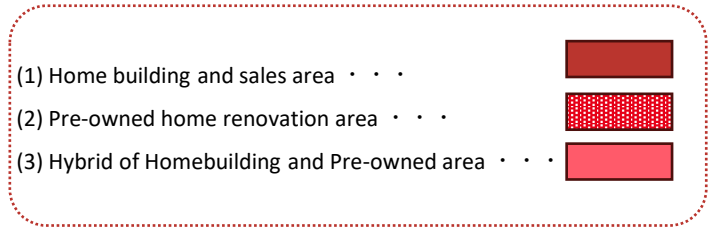
*1 Average turnover from purchase of land to closing of home sale (Group average excluding L Housing, Shinyamagata Hometech and TAKASUGI)

Other Businesses: Pre-owned Home Renovation Business Topics

Operations started in Hyogo and Aichi prefectures in April 2026. Currently, the pre-owned home renovation business has 23 offices (11 fully operational locations) only about one year after the launch of this business in February 2025 and has purchased about 500 houses.

This business is growing rapidly while hiring many people and using its own network of relationships for purchasing houses to renovate.

The goal of this business is to capture a larger nationwide share of the home renovation and resale market by using its fully integrated infrastructure encompassing the purchase, renovation and sale of houses, and after-sales services, which is a key competitive advantage.



Other Businesses: Overseas (Australia) Topics

Demand for affordable housing remains very strong in the Melbourne area. Our number of land lots under contract has increased to more than 1,400 lots since the business was started. At the same time, sales activities are going well, with orders received exceeding 500. The project in Australia is expected to contribute to earnings based on delivery in stages.

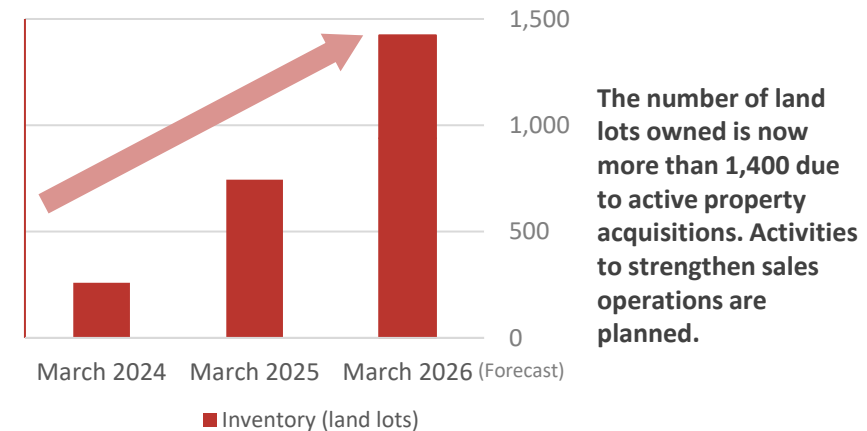


MunCorp's second project, the Werribee Project (sold out).*

*Press release : MunCorp's second project, the Werribee. All 35 lots have been sold out.
https://ki-group.co.jp/wp/wp-content/uploads/2025/12/2025.12.1_werribee-1.pdf



Renderings of a house and a condominium building



SG&A Expenses

The ratio of SG&A expenses to sales remained flat at 7.4% compared to the previous year. Continue taking measures to optimize SG&A expenses using DX, while carefully determining necessary personnel and other expenses.

(JPY mil.)

	FY3/25		FY3/26		YoY change
	Amount	Ratio to sales	Amount	Ratio to sales	
SG&A expenses	24,733	7.2%	29,125	7.4%	17.8%
Sales commission	8,004	2.3%	9,317	2.4%	16.4%
Salaries and allowances	5,184	1.5%	6,295	1.6%	21.4%
Tax and dues	3,011	0.9%	3,834	1.0%	27.3%
Provision for bonuses	460	0.1%	492	0.1%	7.0%
Other	8,071	2.4%	9,185	2.3%	13.8%

Consolidated Balance Sheet

Total assets were 355.62 billion JPY and net assets were 82.98 billion JPY.

(JPY mil.)

	March 31, 2025	March 31, 2026	Increase/decrease
Current assets	276,435	337,832	61,397
Non-current assets	18,117	17,788	-328
Total assets	294,552	355,621	61,068
Current liabilities	156,309	194,761	38,451
Non-current liabilities	69,440	77,876	8,435
Total liabilities	225,750	272,638	46,887
Net assets	68,801	82,983	14,181
Total liabilities and net assets	294,552	355,621	61,068

Inventories

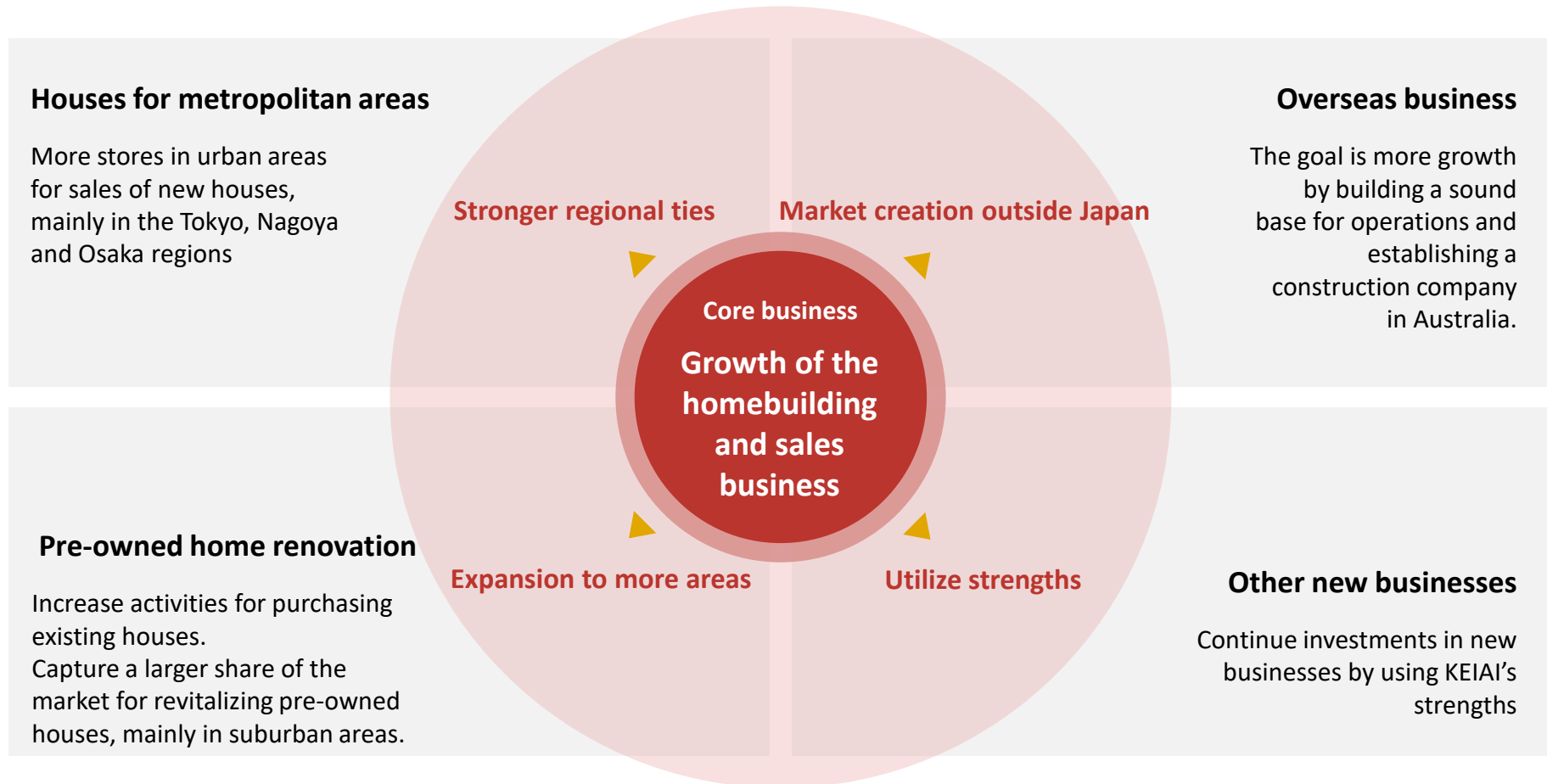
Inventories increased by 48.54 billion JPY from the end of March 2025. The total inventory of land under contract for new houses surpassed 11,000 and remained stable. Continue to purchase a large number of existing houses and other properties, mainly land for new houses.

(JPY mil.)

	March 31, 2025	March 31, 2026	Increase/decrease
Inventories	196,061	244,606	48,545
Real estate for sale	102,518	115,222	12,704
Real estate for sale in process	91,455	126,893	35,438
Costs on uncompleted construction contracts	2,087	2,489	402

Consolidated Forecast

FY3/27 Strategic Goals Overview



Use KEIAI's strengths in more business domains to become a supplier of houses like no other company

Strategic Goals Overview

New houses

×

Pre-owned home renovation

**A two-way strategy to
achieve the goal of home
ownership for everyone**



FY3/27 Consolidated Forecast (Repost)

Due to the strong FY3/26 sales and earnings,
the FY3/27 forecast is **higher than the goals in the Medium-term Plan.**

(JPY mil.)

	FY3/26 Results	FY3/27 Forecast	YoY change	(Reference) MTP 2028 Plan
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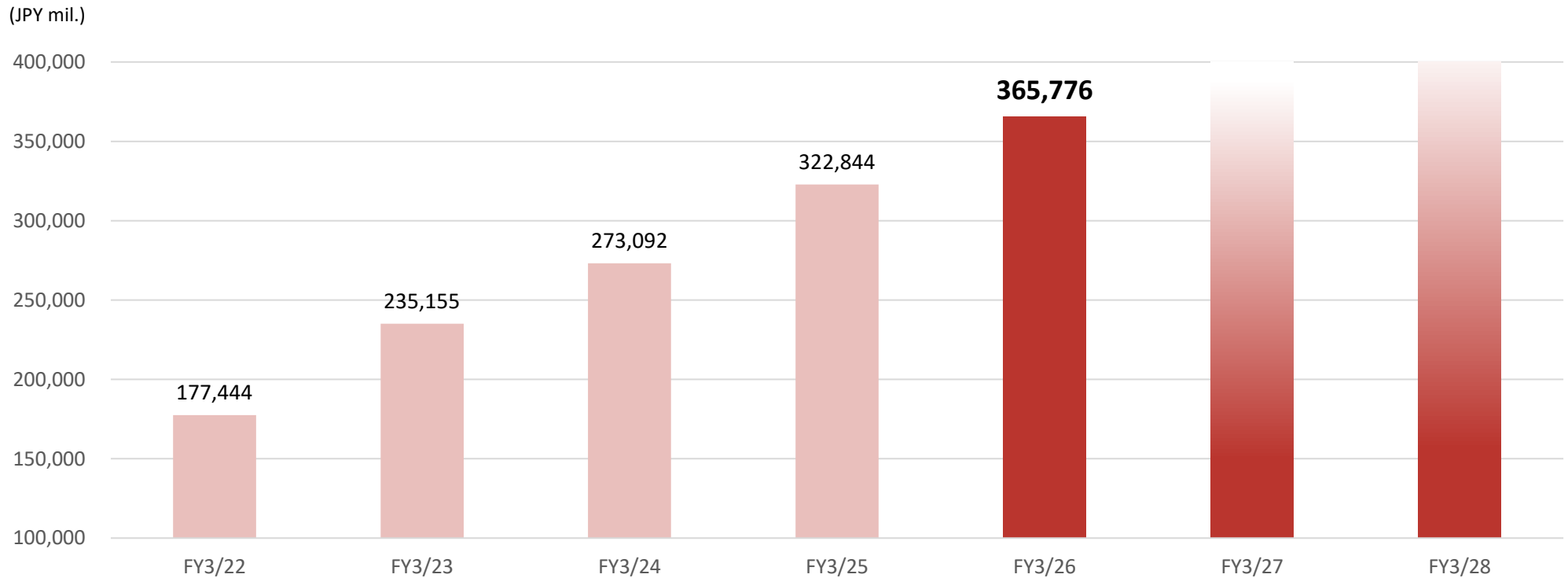
* Although our current business operations remain solid, we have maintained a conservative forecast, reflecting a moderate increase in sales and earnings. This is due to the current uncertain external environment, including the situation in the Middle East.

(1) Homebuilding and Sales Business

Sales have almost doubled during the past five years as many stores were opened nationwide and M&A further contributed to growth.

KEIAI's market share is increasing in large metropolitan areas, mainly Tokyo and three neighboring prefectures. The goal is more growth.

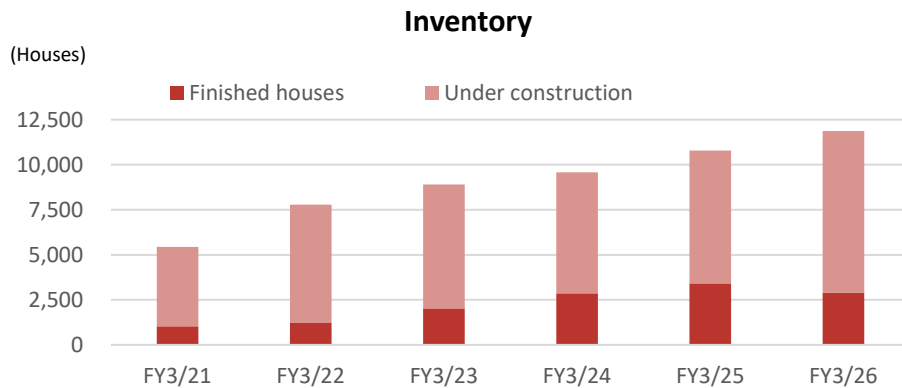
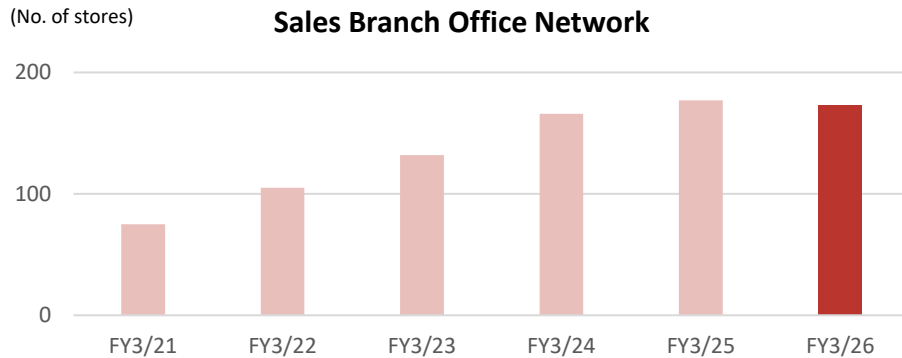
Sales of Homebuilding and Sales Business



(1) Homebuilding and Sales Business – Growth Strategy

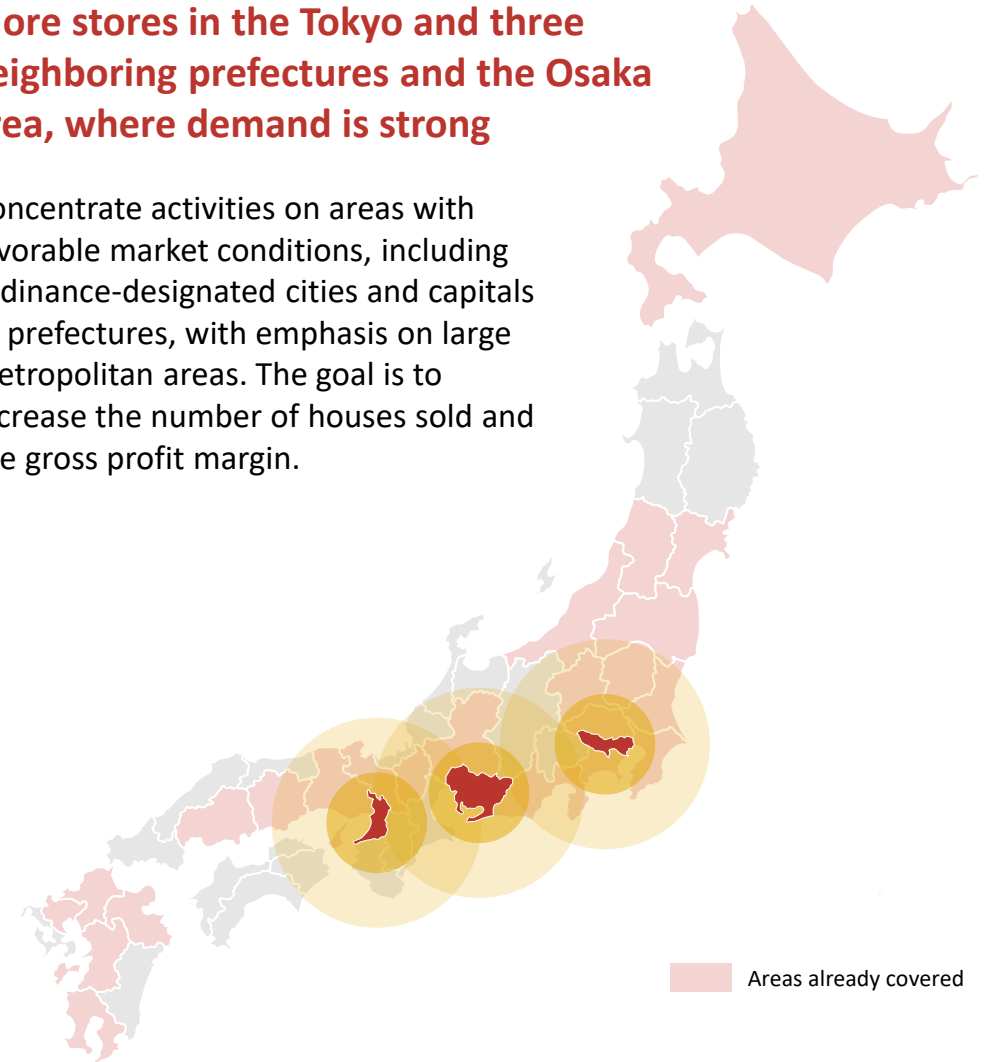
Continue the growth strategy of capturing market share in urban areas

To step up measures to target more demand, continuing the strategy of increasing stores and property purchases in urban areas for a larger market share.



More stores in the Tokyo and three neighboring prefectures and the Osaka area, where demand is strong

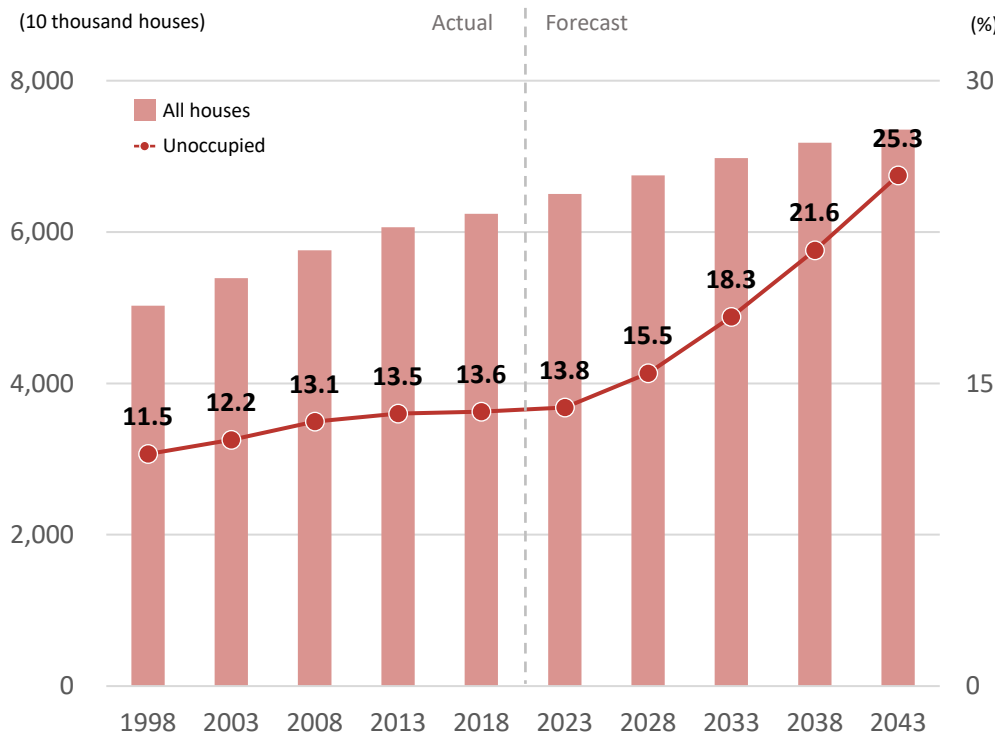
Concentrate activities on areas with favorable market conditions, including ordinance-designated cities and capitals of prefectures, with emphasis on large metropolitan areas. The goal is to increase the number of houses sold and the gross profit margin.



(2) Pre-owned Home Renovation Business – Business Climate

There are about 2.85 million unoccupied houses* in Japan. The demand for purchasing existing houses is expected to increase.

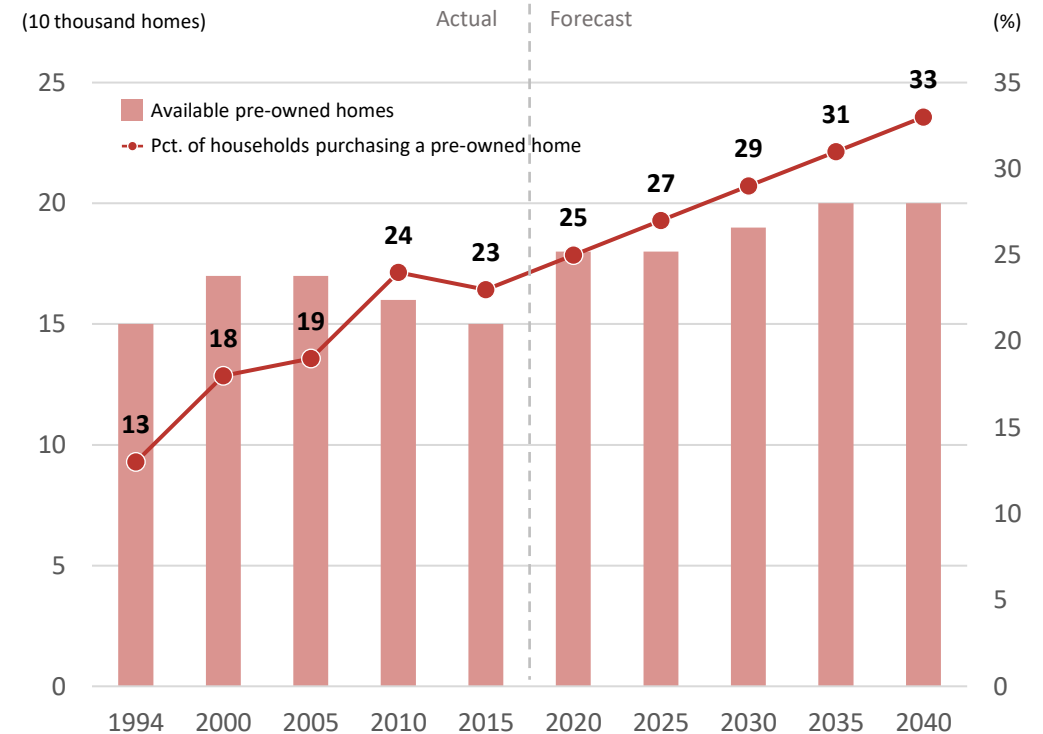
Number of Houses and Pct. of Unoccupied Houses



Source: Prepared by KEIAI based on NRI report (June 13, 2024) "The 2040 Housing Market and Issues"

*Ministry of Internal Affairs and Communications, "2023 Housing and Land Statistics Survey"

Pre-owned Homes Available for Purchase and Pct. of Households Purchasing a Pre-owned Home

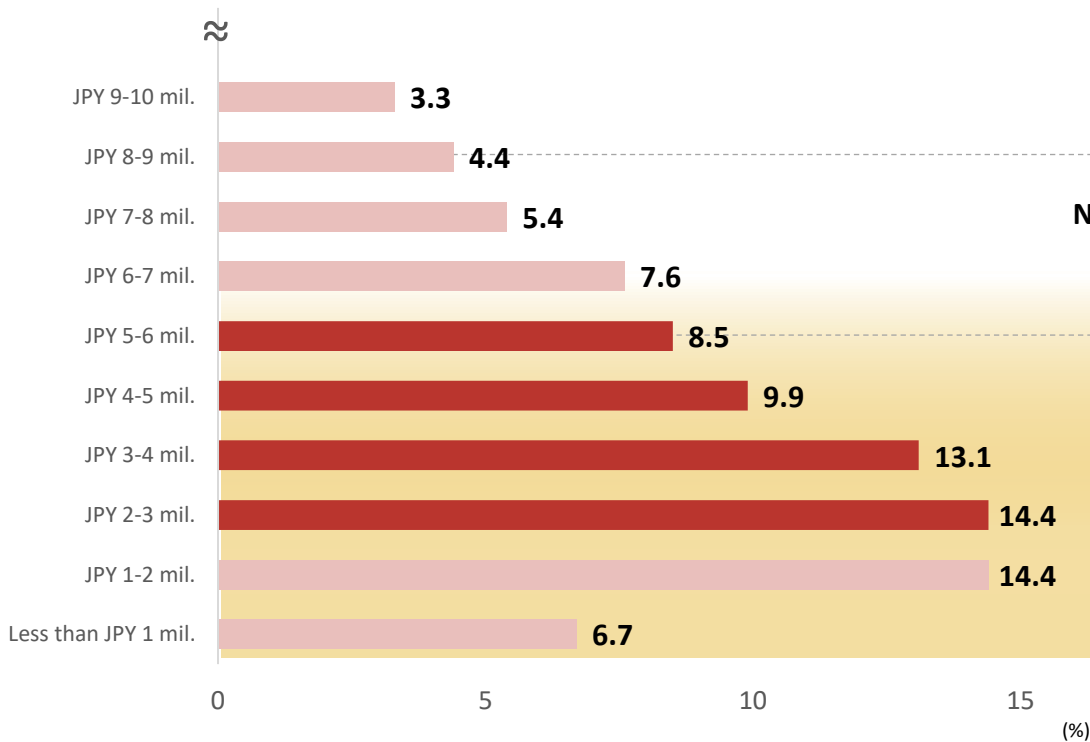


Source: Prepared by KEIAI based on NRI news release (June 9, 2022) "By 2040, housing starts are expected to decrease to 490,000 and existing houses available for purchase are expected to increase to 200,000"

(2) Pre-owned Home Renovation Business – New Products to Target More Customers

There is a significant need in Japan for affordable houses because of inflation and rising interest rates. KEIAI plans to target an even broader range of customer segments by building and selling standard and custom houses as well as by stepping up measures for supplying affordable houses.

Relative Frequency for Households Categorized by Income*1



Average Sales Price (ASP) *2

New custom-built houses

61.8 million yen

New built-for-sale detached houses

45.9 million yen

Pre-owned detached house

29.1 million yen

Segment of the population with a high potential need for affordable detached housing

Expanding the customer base through the wider range of product

Current products for customers who purchase newly built detached houses for sale



New product development with ASP 17-18 million yen, targeting the potential customers need more affordable housing

*1 : Prepared by KEIAI based on "2024 Comprehensive Survey of Living Conditions", Ministry of Health, Labour and Welfare

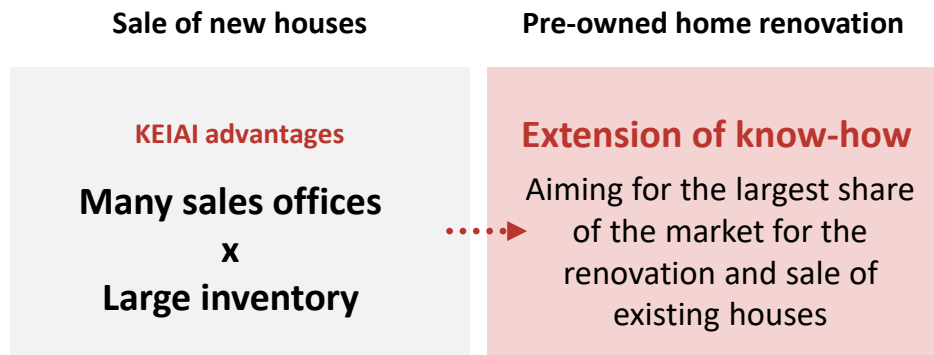
*2 : Ministry of Land, Infrastructure, Transport and Tourism, "FY2024 Housing Market Trends Survey Report"

(2) Pre-owned Home Renovation Business – Growth Strategy

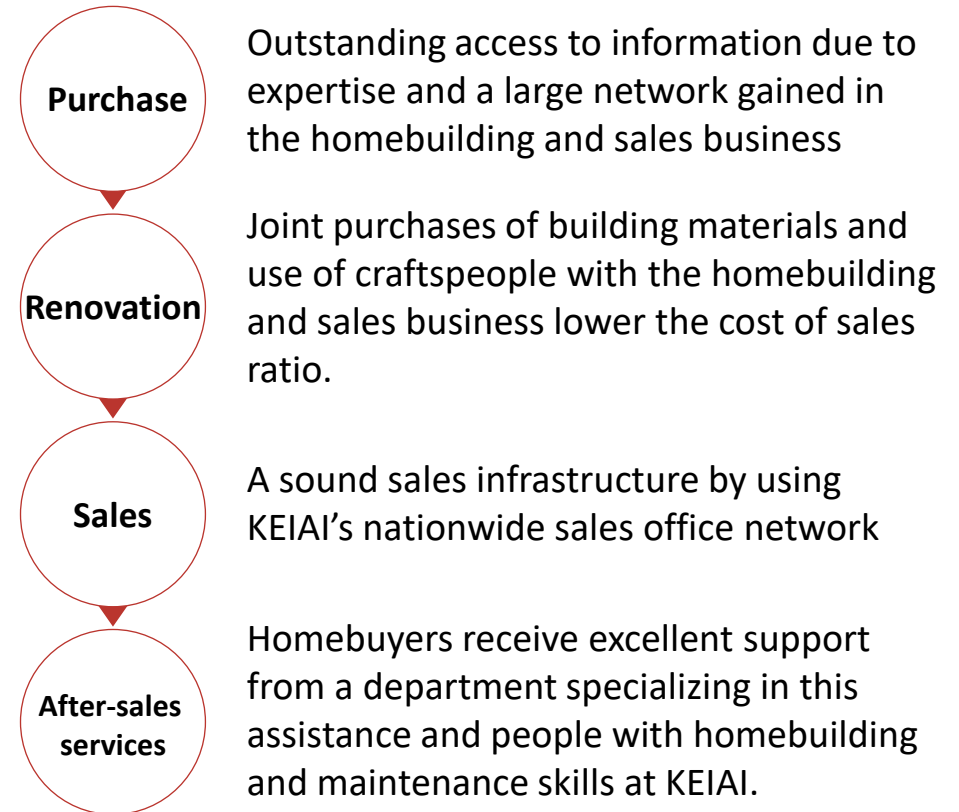
Fully use KEIAI’s strengths for growth in the pre-owned home renovation sector

KEIAI is using two major strengths in its other operations for growth of the pre-owned home renovation business: a growing nationwide sales offices network and expertise for the purchase of inventory properties.

Our goal is to achieve growth with speed have the largest share of the market within a short term.



Integrated in-house system for differentiation and maximizing earnings



(2) Pre-owned Home Renovation Business – Growth Strategy

Within one year of starting operations, this business had already purchased more than 500 units. Sales operations benefit from KEIAI’s nationwide sales office network and home design and construction skills. KEIAI is aiming to have the largest share of the market for revitalizing and selling existing homes with a gross profit margin target of at least 20%.

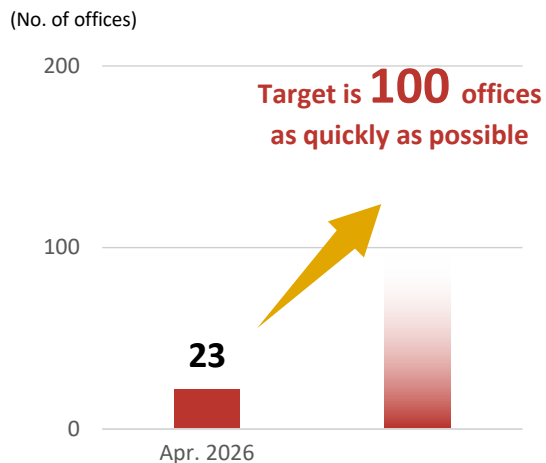
Add more sales offices and raise the number of pre-owned houses handled by each office

Increase the number of sales offices for pre-owned houses mainly in suburban areas, the primary target of this business. Another goal is raising the market share of this business by using KEIAI’s business network to purchase more houses.

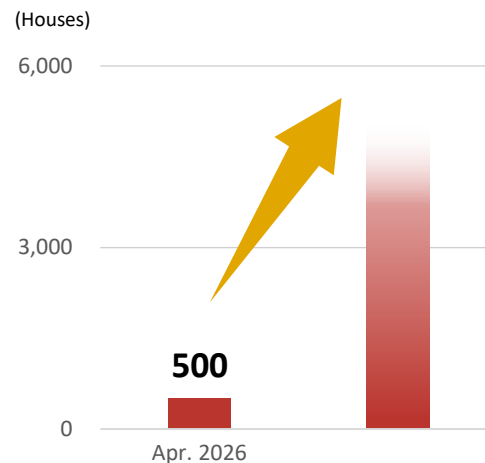
Reference 2025 Ranking of Resale Homes

Rank	Company	No. of houses sold
1	Company K	5,251
2	Company R	1,305
3	Company T	375
4	Company S	211
5	Company E	190
6	Company C	157
7	Company F	111
8	Company C	109
8	Company S	109
10	Company R	103

Sales offices for Pre-owned Homes



Pre-owned Homes Purchased



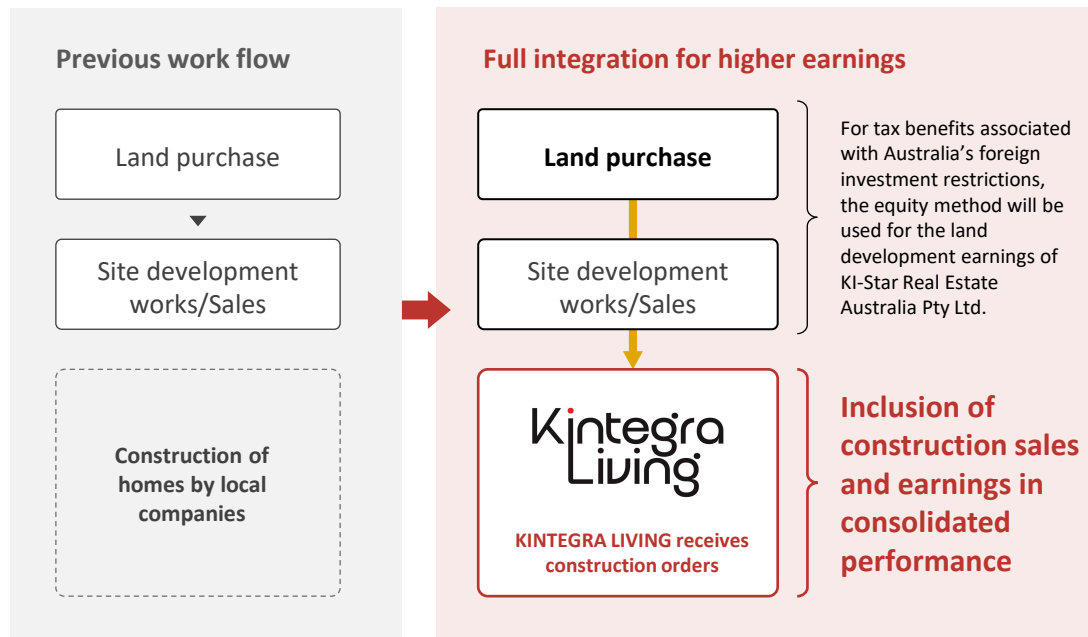
Source: Prepared by KEIAI based on “2025 Ranking of Resale Homes,”
The Japan Journal of Remodeling

(3) Overseas Business

Establish a construction company in Australia to advance to the earnings growth phase and build a fully integrated framework

Measures for growth

The new construction company will perform work internally that was previously done by local construction companies. More investments are planned to advance the overseas business to a phase of higher earnings.

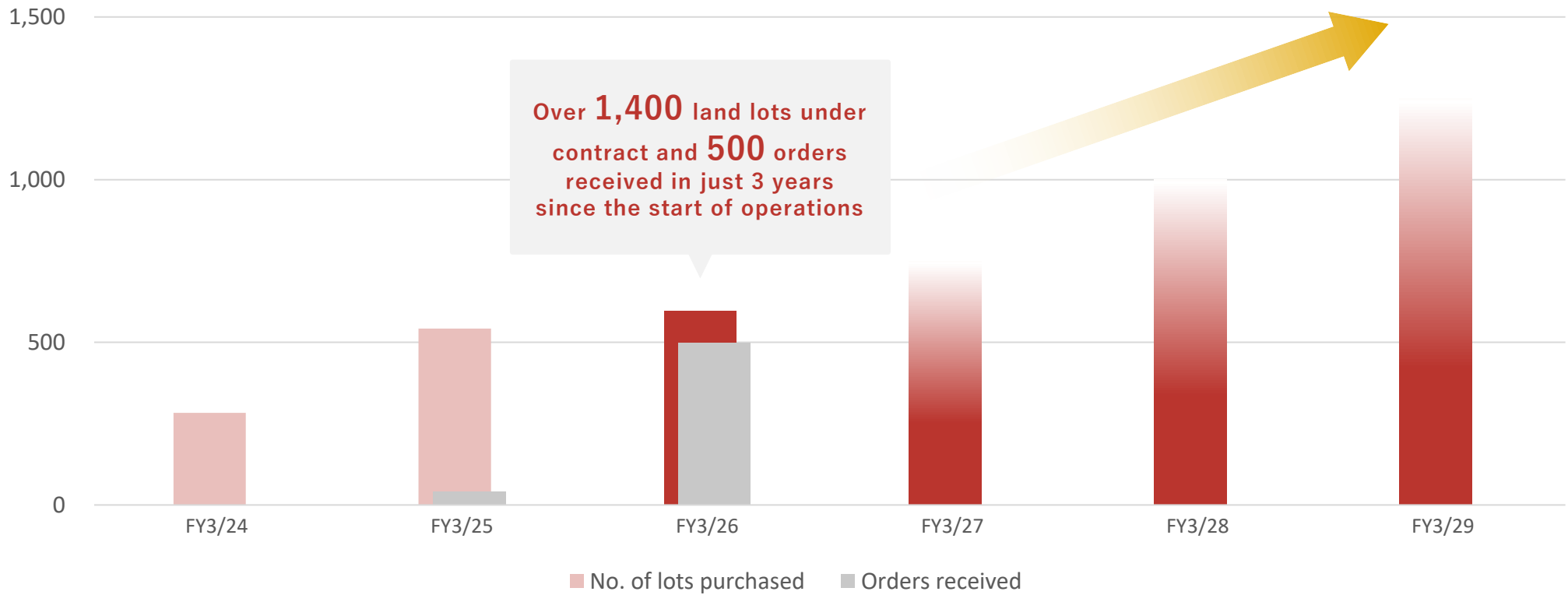


Official name	KINTEGRA LIVING PTY LTD
Address	Melbourne, Victoria, Australia
Established	January 16, 2026
Capital	1,000,000 AUD
Investment ratio	KI-STAR REAL ESTATE AUSTRALIA PTY LTD 65.01% Mujak 24.99% Muncorp 10.0%

(3) Overseas Business

Steady growth of the number of lots purchased in the Australia business
Aim for KINTEGRA LIVING to receive construction contracts for 30% of all lots.

No. of lots purchased/orders received



(4) Other Businesses – Apartment Business

A stronger framework for construction for the growth of this business with consistently strong demand among investors



Use of the homebuilding and sales business network for land purchase

The apartment business is acquiring a large volume of land. Most purchases of land needed for apartment developments in FY3/27 have been completed.

Internal management of apartment buildings

Minimizing the middle margin results in a framework that produces a high gross profit and recurring income from properties after their sale.

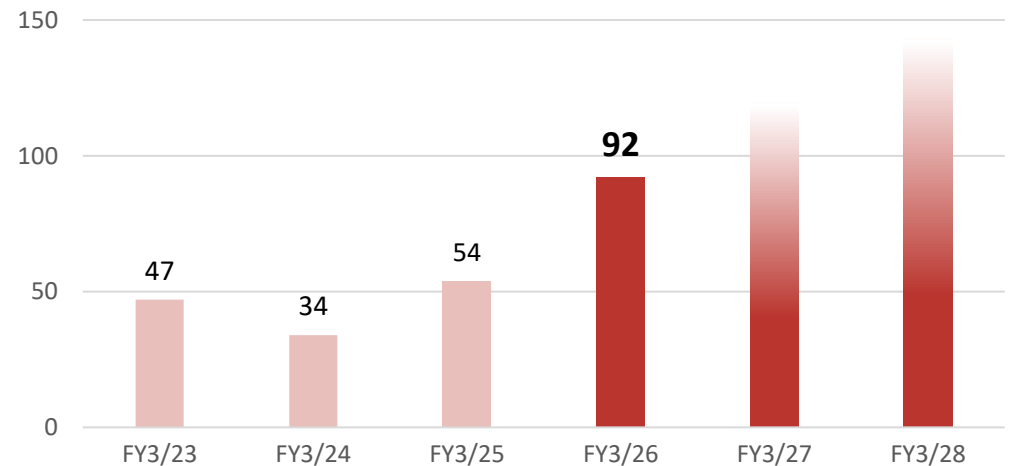
Measures for growth

A powerful framework for construction

KEIAI ranks 12th in Japan in apartment building construction starts only four years after starting this business*.

Big investments in construction operations to strengthen the integrated supply chain in the apartment business. These activities are expected to make this business even more profitable.

Apartment Building Construction Starts

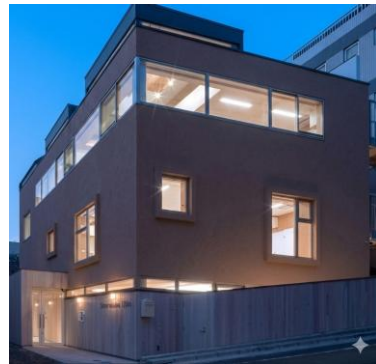


*Source: "Construction Companies with Strong Leased Residence Businesses, 2025 Completed Building Ranking," Nationwide Residential Leasing Newspaper (June 23, 2025)

(4) Other Businesses

Income-producing Real Estate Business

Cumulative sales are more than 10 billion JPY only about two years after this business was started as growth continues. This business will continue to purchase carefully selected properties, mainly in Tokyo and increasing the speed of resale after adding value.



Condominium Sales Business

Sales have started at two condominium buildings in prime locations: K HOUSE Yokohama Nakamachidai and K HOUSE Omiya. Aiming for more growth by continuing to purchase many sites for condominium buildings.



K HOUSE 大宮

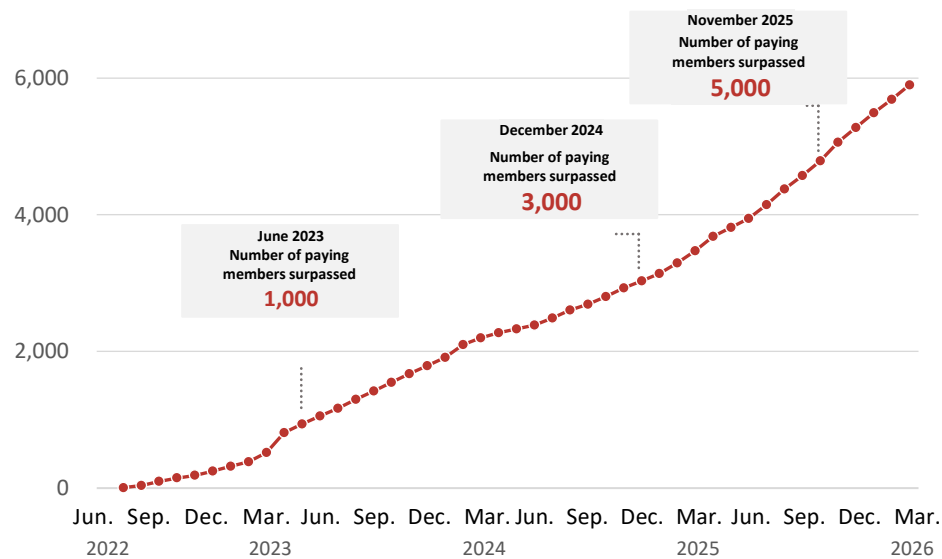


(4) Other Businesses

Recurring Revenue Business

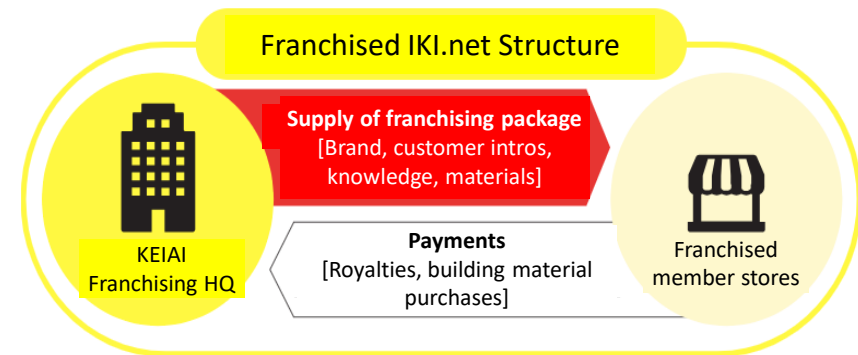
The member service program, which generates fee income from people who purchased a KEIAI Group built-for-sale house, is growing steadily. By making the product lineup even more appealing and using other activities, this program is aiming to grow even faster.

Number of the KEIAI House Support paying members



Franchise Operations

Regional construction and architecture firms use franchising agreements with KEIAI to receive packages of building materials for KEIAI's very successful line of IKI semi custom-built one-story houses. More growth is planned as franchise sales activities are expanded to more areas of Japan.

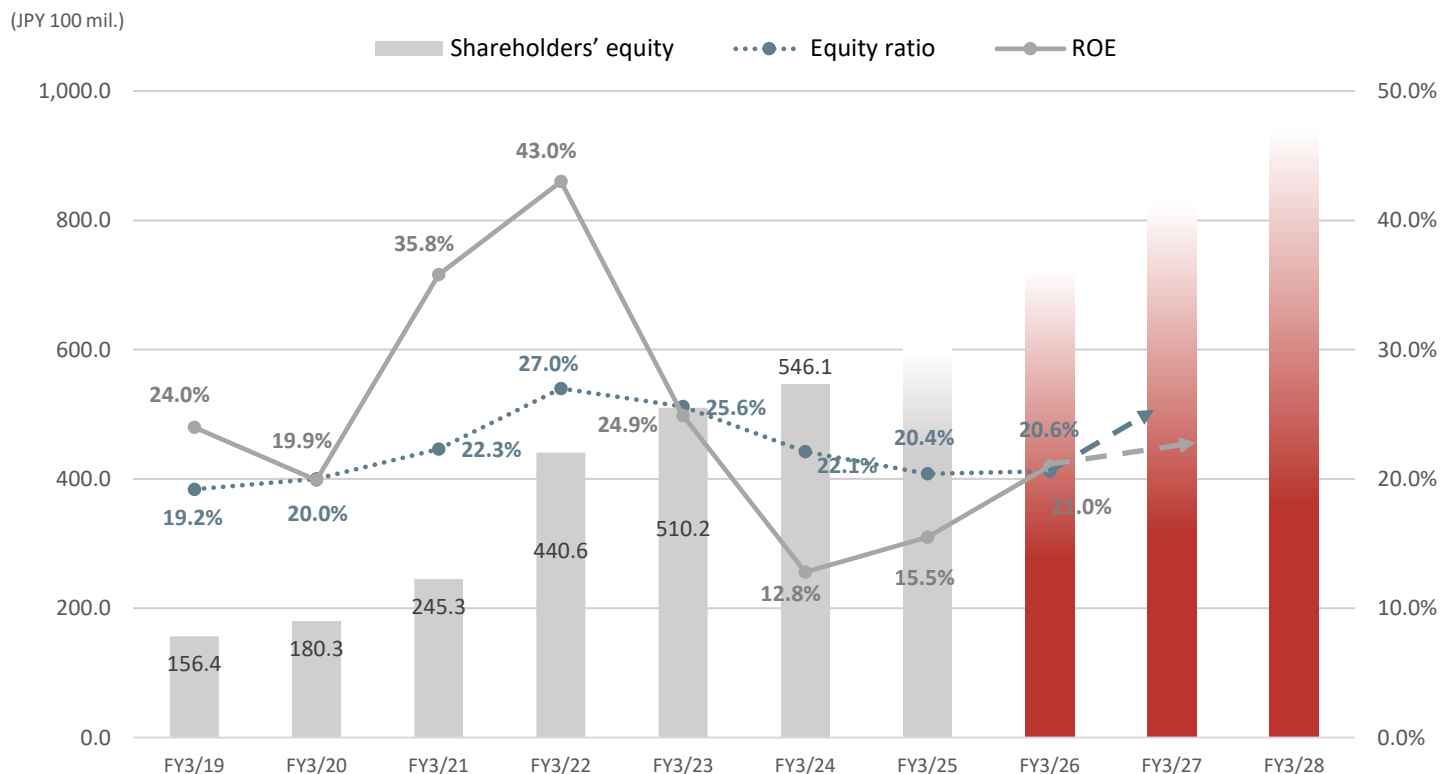


The Franchising HQ provides KEIAI franchise partners with IKI house designs and building materials, creating more exposure and sales channels for this core KEIAI housing product.

Policy for Capital

Policy for Capital (Capital Efficiency / Financial Soundness)

Maintaining sufficient resources for payments due to a high inventory turnover and continuing to use financial leverage while preserving the proper balance with debt.



ROE at least 15%

➔ Achieve high capital efficiency by maintaining a high inventory turnover and using financial leverage

Equity ratio at least 20%

➔ Raise the equity ratio to 25%-30% by properly structuring the business portfolio and retaining a suitable amount of earnings

* Some figures for the previous fiscal year have been revised due to the retroactive application of the change in accounting policy.

* The interest coverage ratio (ICR) shows the surplus of operating cash flows in relation to interest expenses. This ratio is calculated by dividing the sum of operating profit and interest and dividend income by interest expenses.

Policy for Capital (Shareholder Distributions)

Going forward, in principle, we will pay a minimum* dividend of 130 yen (65 yen after the stock split) per share in conjunction with stock repurchases for shareholder distributions, depending on business performance and financial conditions.

Dividend per Share



Expanded shareholder benefits in February 2026

Number of shares held	Gift
200 shares to 299 shares	Electronic money, etc.: 2,000 yen
300 shares to 399 shares	Electronic money, etc.: 3,000 yen
400 shares to 499 shares	Electronic money, etc.: 4,000 yen
500 shares to 599 shares	Electronic money, etc.: 5,000 yen
600 shares to 699 shares	Electronic money, etc.: 6,000 yen
700 shares to 799 shares	Electronic money, etc.: 7,000 yen
800 shares to 899 shares	Electronic money, etc.: 8,000 yen
900 shares to 999 shares	Electronic money, etc.: 9,000 yen
1,000 shares and more	Electronic money, etc.: 10,000 yen

Record date: End of September, End of March /
Continuous holding period: One year or more

* A part of the treasury share acquired will be used for the performance-linked stock compensation plan for directors and Audit & Supervisory Board members.

* KEIAI executed a two for one common stock split on April 1, 2026.

Dividends and Shareholder Benefits

In line with achieving the revised earnings forecast, we forecast increasing the dividend in FY3/26 from 230 yen to 235 yen, and we aim to exceed this year's dividend for FY3/27. Together with the expanded shareholder benefits program, we will further enhance the investment appeal of the stock.

	FY3/25 results (consolidated)	FY3/26 results (consolidated)	FY3/27 forecast (consolidated)
Net income per share (yen)	285.22	495.15	563.69 ※1
Dividend per share (yen)	151.00	235.00	140.00 ※2
Interim dividend per share (yen)	65.00	100.00	70.00 ※2
Payout ratio (%)	26.5%	23.7%	24.8%

*1) Our company implemented a stock split at a ratio of 2 shares for every 1 share of common stock effective on April 1, 2026. Net income per share is calculated assuming that the stock split occurred at the beginning of the previous consolidated fiscal year.

*2) The figures for the fiscal year ending March 2027 (forecast) are those after the stock split. The annual dividend for the fiscal year ending March 2027 (forecast) without considering the stock split is calculated to **280.00 yen**..

Appendix

Appendix > ESG/SDGs Initiatives

Establishment of the Sustainability Committee

The KEIAI Group has many activities for helping solve social issues in Japan and other countries. By supplying homes where people can lead happy and fulfilling lives, we are dedicated to playing a role in creating a sustainable and affluent society. We believe these activities will contribute to the growth of our corporate value. One part of these activities is the Sustainability Committee, which is an important component of corporate governance. This committee conducts activities concerning social issues in Japan and other countries, protect the environment, ensure respect for human rights, and the maintenance and enhancement of rigorous compliance programs.



Sustainability Materiality

01 | Supply of design houses with outstanding quality at low prices

Society



02 | Striving forward with KEIAI's sustainable supply chain and partnerships involving multiple stakeholders

Society



03 | Fostering diversity, equity and inclusion initiatives

Society



04 | Skill development for craftspeople and technicians

Society



05 | Environmental programs

Environment



06 | Strengthen governance

Governance



Building Energy Efficient Houses to Help Achieve a Sustainable Society

- KEIAI has adopted Net Zero Energy House (ZEH)-equivalent standards for all built-for-sale houses purchased after January 1, 2024 and all plans for the single-story IKI semi custom-built houses.
- By supplying energy efficient houses to even more customers, we want to be a source of more eco-friendly options in the housing market.



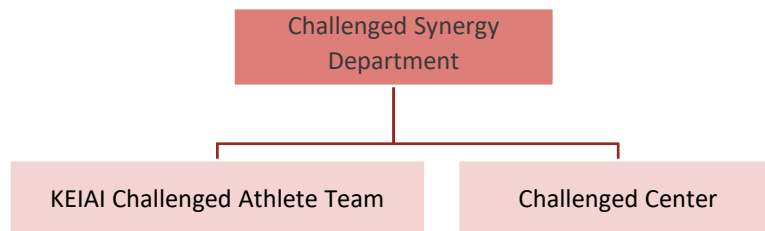
- Change to all-ZEH in the homebuilding and sales business: https://ki-group.co.jp/wp/wp-content/uploads/2024/04/2024.04.25_bunjyo_zehsuijyun.pdf
- Upgrade to ZEH of all plans for the single-story IKI semi custom-built houses: https://ki-group.co.jp/wp/wp-content/uploads/2024/04/2024.4.3_IKI_ZEH.pdf

Activities for Diversity; Employees with Disabilities 3.17% of Workforce

KEIAI maintains a diverse workforce based on a firm commitment to providing workplaces where people can perform fulfilling and enjoyable jobs irrespective of human rights, nationality, disabilities, age, gender and other characteristics. There are 49 employees with disabilities as of September 30, 2025. Based on the disability employment report*¹, people with disabilities account for 3.17%*² of the KEIAI workforce as of October 1, 2025. This is well above the legal requirement of 2.5% for private-sector companies.

■ Activities

- **2015: Started hiring athletes with disabilities**
- **2019: Started the KEIAI Challenged Athlete Team** – currently has eight members
- **2023: Established the Challenged Center**
- **2024: Established the Challenged Synergy Department** – This department includes two teams responsible for the employment of people with disabilities



The KEIAI Athlete Team (left) and KEIAI Challenged Center (right)

*1 Ministry of Health, Labour and Welfare Employment Report for People with Intellectual Disabilities https://www.mhlw.go.jp/stf/seisakunitsuite/bunya/koyou_roudou/koyou/shougai-sha-koyou_00002.html

*2 As of October 1, 2025

• KEIAI press release: https://ki-group.co.jp/wp/wp-content/uploads/2025/10/2025.10.10_houteikoyouritu3.17.pdf

KEIAI Receives “A-” Score in the CDP 2025 Supplier Engagement Assessment

KEIAI received “A-” rating in the CDP 2025 Supplier Engagement Assessment.

- The Supplier Engagement Assessment determines how well companies are effectively working with their suppliers to help fight problems created by climate change.
- Assessments are divided into eight steps. Companies receiving the highest score of “A” are designated a Supplier Engagement Leader.
- The Supplier Engagement Assessment rating was based on the KEIAI’s response when KEIAI received an “A-” in the climate change category.

*CDP2025 scores

- Climate Change: A-, Leadership Level
- Forests: B-, Management level
- Supplier Engagement Assessment: A-, Leadership Level



Sustainability Activities and Accomplishments

The Ninth KEIAI Cup for Junior Soccer Teams

We are a supporter of the Ninth KEIAI Cup competition for junior soccer teams held by Honjo Junior Soccer Federation in the city of Honjo in Saitama prefecture.

All donations received at this event, which was operated by KEIAI and helps energize the community and support sports activities, were made to a local social welfare association. Members of the KEIAI Challenged Athlete Team, who won a silver medal at the Tokyo 2025 Deaflympics, participated in the event. Overall, the Ninth KEIAI Cup competition used sports for more community interaction and a greater awareness of parasports.



Ninth KEIAI Cup participants

KEIAI press release

The Ninth KEIAI Cup Junior Soccer Competition Sponsored by KEIAI
https://ki-group.co.jp/news/pdf/2026/02/2026.02.12_keiai_cup.pdf

Presentations by Megumi Kaneko and Midori Kakiuchi A Seminar about a Future with More Opportunities for Women

KEIAI held a seminar in February 2026 about career paths and advancement for female employees. The theme was “using a higher viewpoint broadens the world.” There were dialogues and female managers talked about examples of issues and other subjects of interest to women. The objective was to create an organizational culture where women can continue to work while using their unique skills and without letting life events disrupt their careers.

Many participants said the seminar demonstrated that challenges widen the options that people have during their lives. Providing this information and support is expected to help foster a workplace environment where many types of people can grow together.



The seminar participants with Megumi Kaneko (left) and Midori Kakiuchi seated in front

KEIAI press release

Megumi Kaneko and Midori Kakiuchi Lead a Seminar about a Future with More Opportunities for Women
https://ki-group.co.jp/news/pdf/2026/03/2026.03.02_taidan.pdf

Sustainable Finance Activities for Helping Achieve a Sustainable Society

As one step for helping achieve a sustainable society, KEIAI has received Sustainability Link Loans and Positive Impact Finance loans since September 2023.

Based on its first green loan framework, KEIAI signed a green loan agreement with Saitama Resona Bank in December 2025 and with Mizuho Bank in January 2026.

KEIAI will continue to reinforce its commitment to ESG and the SDGs in order to play a role in solving environmental and social issues.



KEIAI press release: https://ki-group.co.jp/wp/wp-content/uploads/2025/12/2025.12.24_GreenLoan.pdf

Appendix > News Topics

First Selection as a Sustainability Yearbook Member in The Sustainability Yearbook 2026 of S&P Global

S&P Global has selected KEIAI as a Sustainability Yearbook Member in The Sustainability Yearbook 2026, the first time KEIAI received this recognition.

In the Homebuilding category, KEIAI received a sustainability assessment in the top 8% of all companies. KEIAI is now one of 848 companies in the world that meets this high global standard.

Sustainability Yearbook Members are selected by evaluating the sustainability of about 9,200 large companies worldwide. The top 15% of companies in their respective industries are recognized as members.



Record-high 238 New Employees at the FY3/27 Welcome Ceremony

There was an all-time high of 238 new employees of the KEIAI Group at the welcome ceremony held on April 2 for the Fiscal 2026. As part of the strategy for human resources, KEIAI group companies provide a workplace environment where all new employees can fully utilize their skills to achieve the KEIAI vision of home ownership for everyone.



The One-floor House Market Leader* Based on Number of Franchisees

The IKI.net franchising business for IKI semi custom-built one-floor houses is performing well. At the end of March 2026, there were franchising agreements with 54 companies throughout Japan, about 4.5 times more than one year earlier. Due to its rapid growth, this business now ranks first* in terms of the number of franchisees in the franchising business for the construction of one-floor houses.



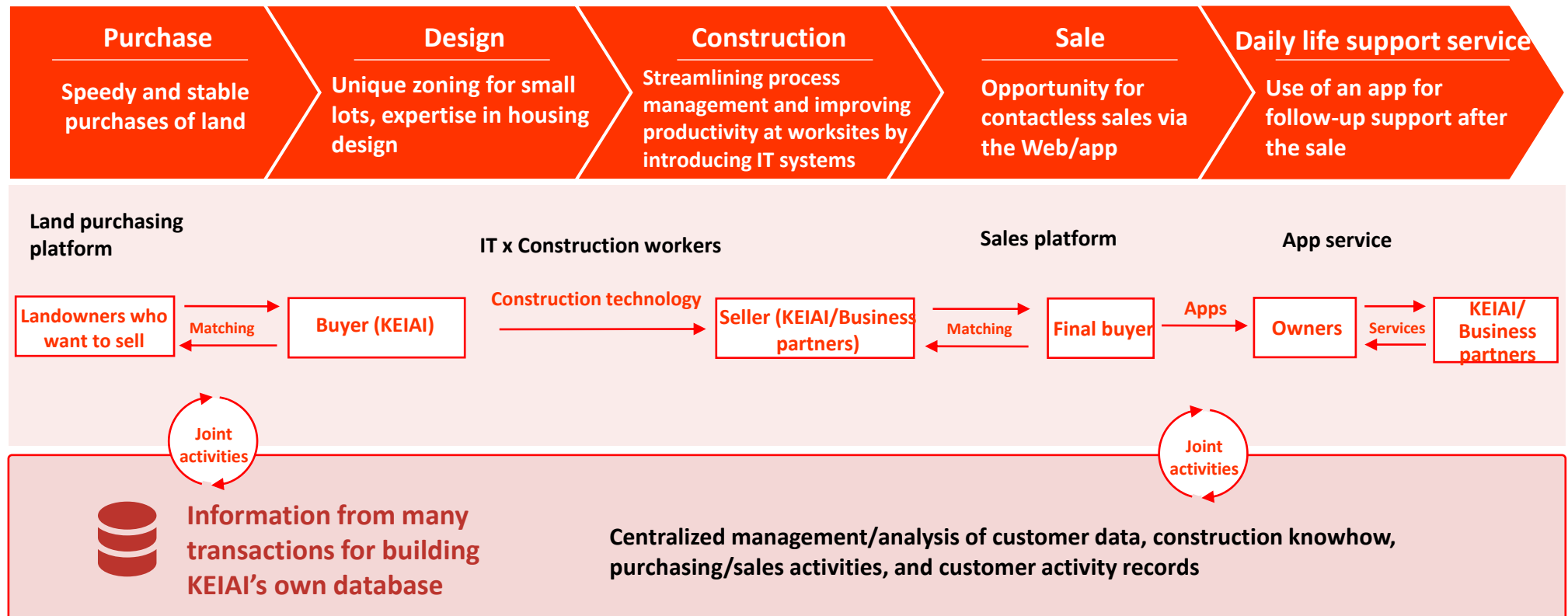
*As of March 2026 based on information obtained by KEIAI concerning the franchising business in Japan for the construction of one-floor houses.

Appendix > Business Model

A Fully Integrated “Real x Technology” Platform

A “Real x Technology” supply model that revolutionizes the detached housing supply chain in Japan. KEIAI has developed an integrated technology platform extending from purchasing land, designing, constructing and selling houses, to support services.

● The “Real x Technology” KEIAI Platform

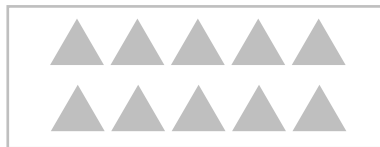


Advantages of Land Purchase through the Development of Compact Ready-built Houses

The development of KEIAI's distinctive compact ready-built houses makes it possible to accumulate a large volume of data quickly.

Conventional ready-built houses

Four to 10 houses for sale are constructed at once, resulting in similar houses
 = Small number of house models on big development sites



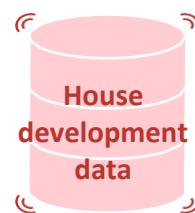
Compact ready-built houses

This business model targets sites for one or two houses, where conventional developers seeking larger sites normally do not operate, and supplies a large number of compact houses with outstanding designs.
 = Large number of house models on small development sites

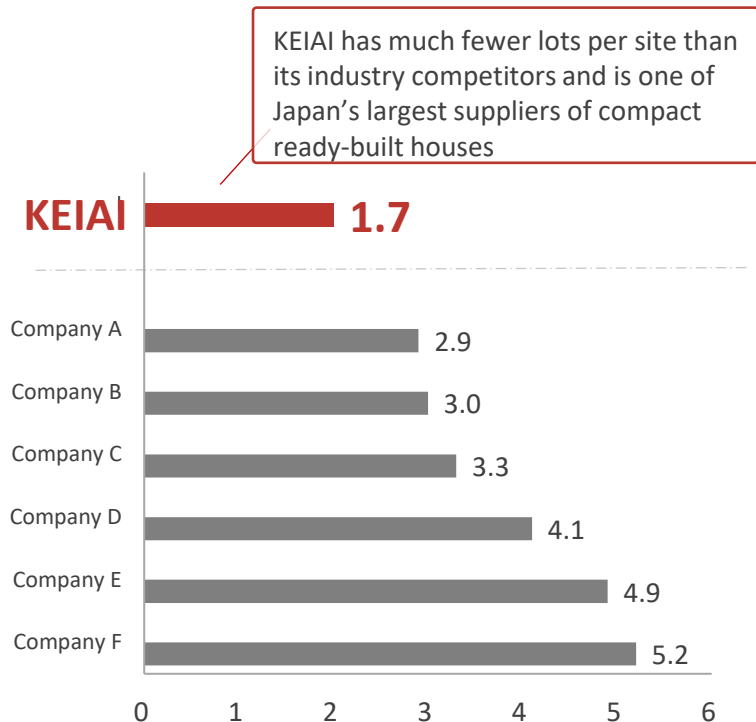


Increase in the number of land data entries

- Allows accumulating a large volume of information about experiences and other items about housing developments within a short time
- Data are stored in the KEIAI Platform for increasing the accuracy of land purchases and sales and marketing activities



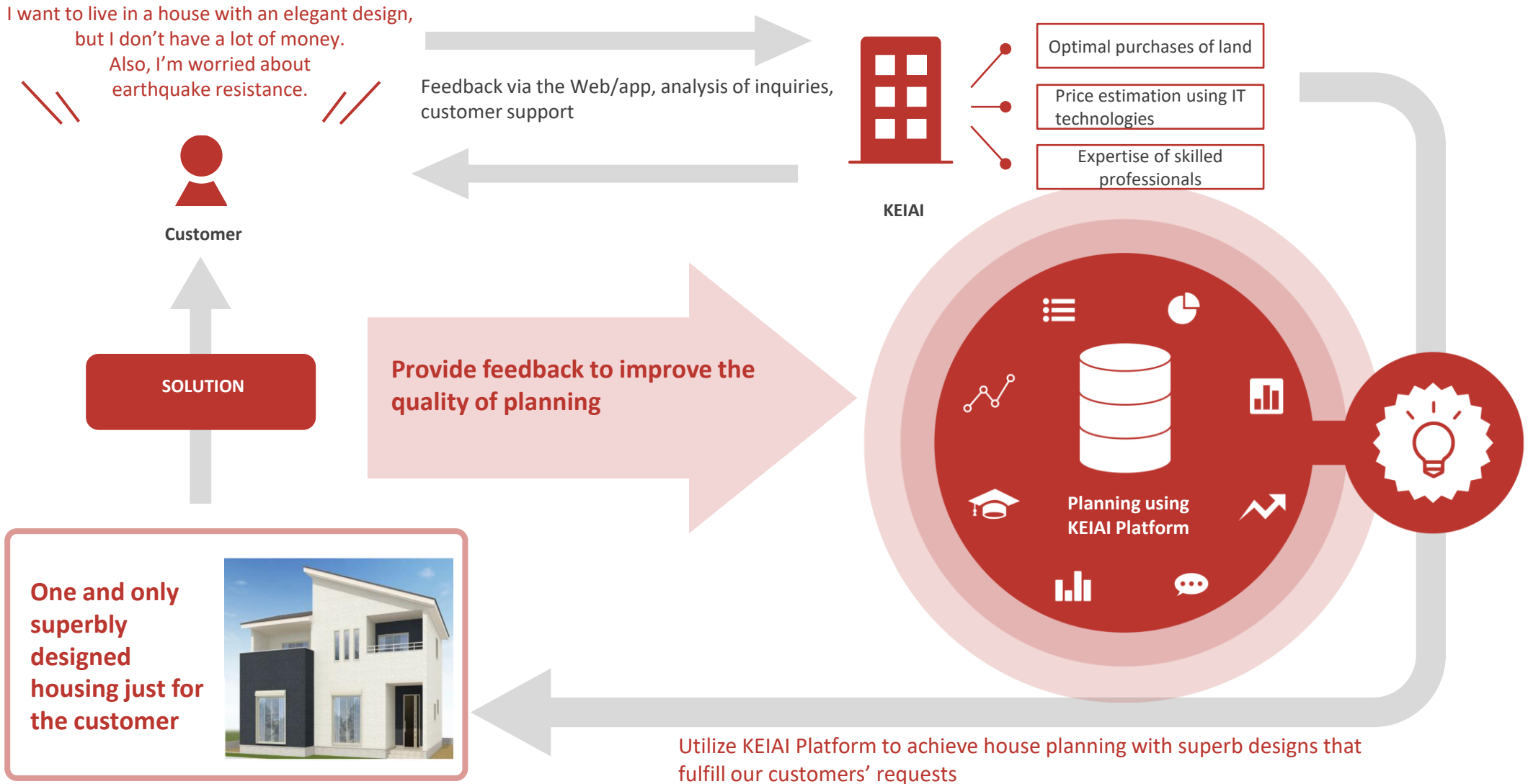
Avg. number of lots*1 in housing developments



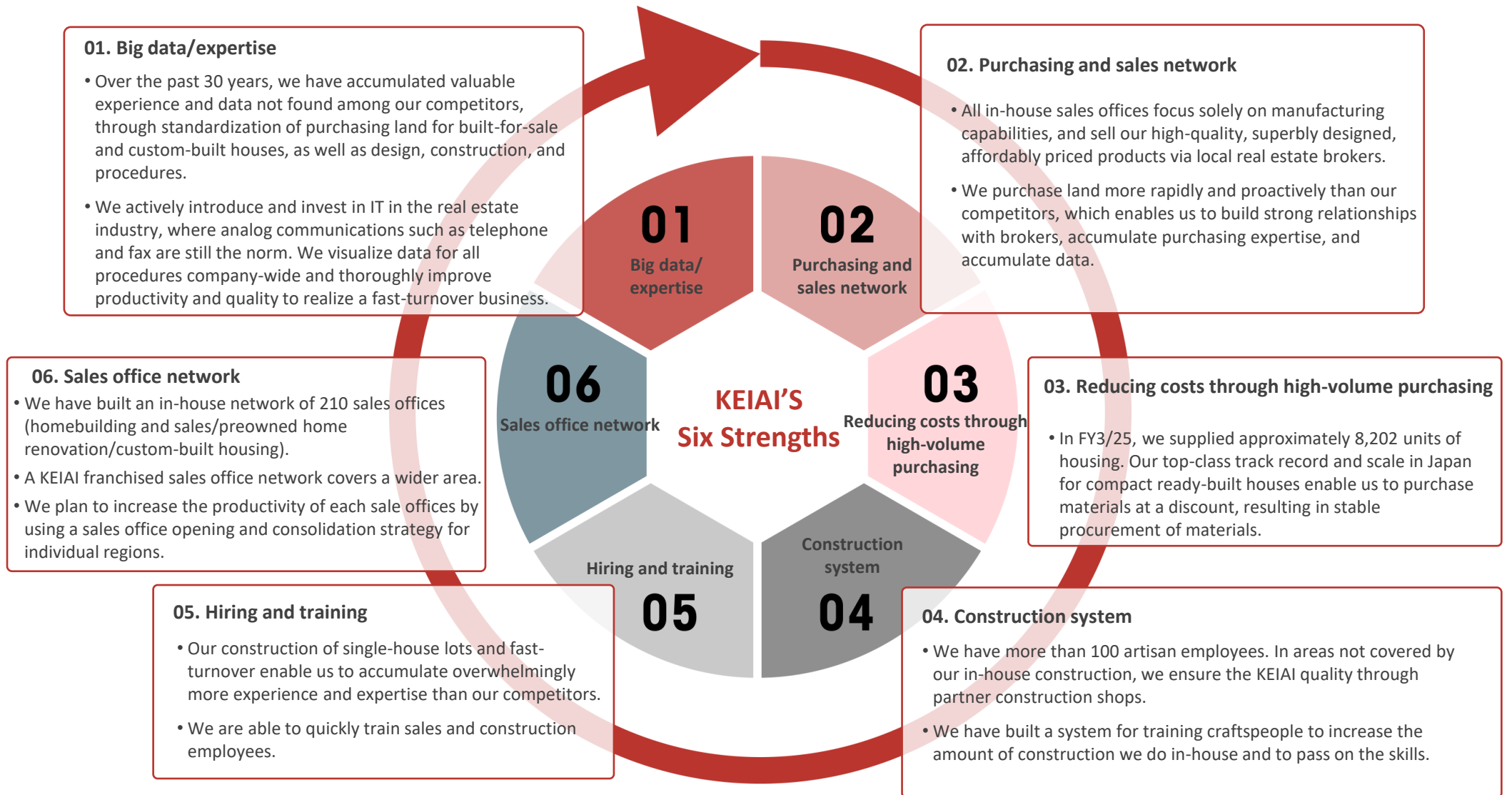
KEIAI has much fewer lots per site than its industry competitors and is one of Japan's largest suppliers of compact ready-built houses

*1: KEIAI estimates based on housing developments of KEIAI (FY3/23 results) and other companies as of December 2020

Semi Custom-built Housing Using Compact Ready-built House Development



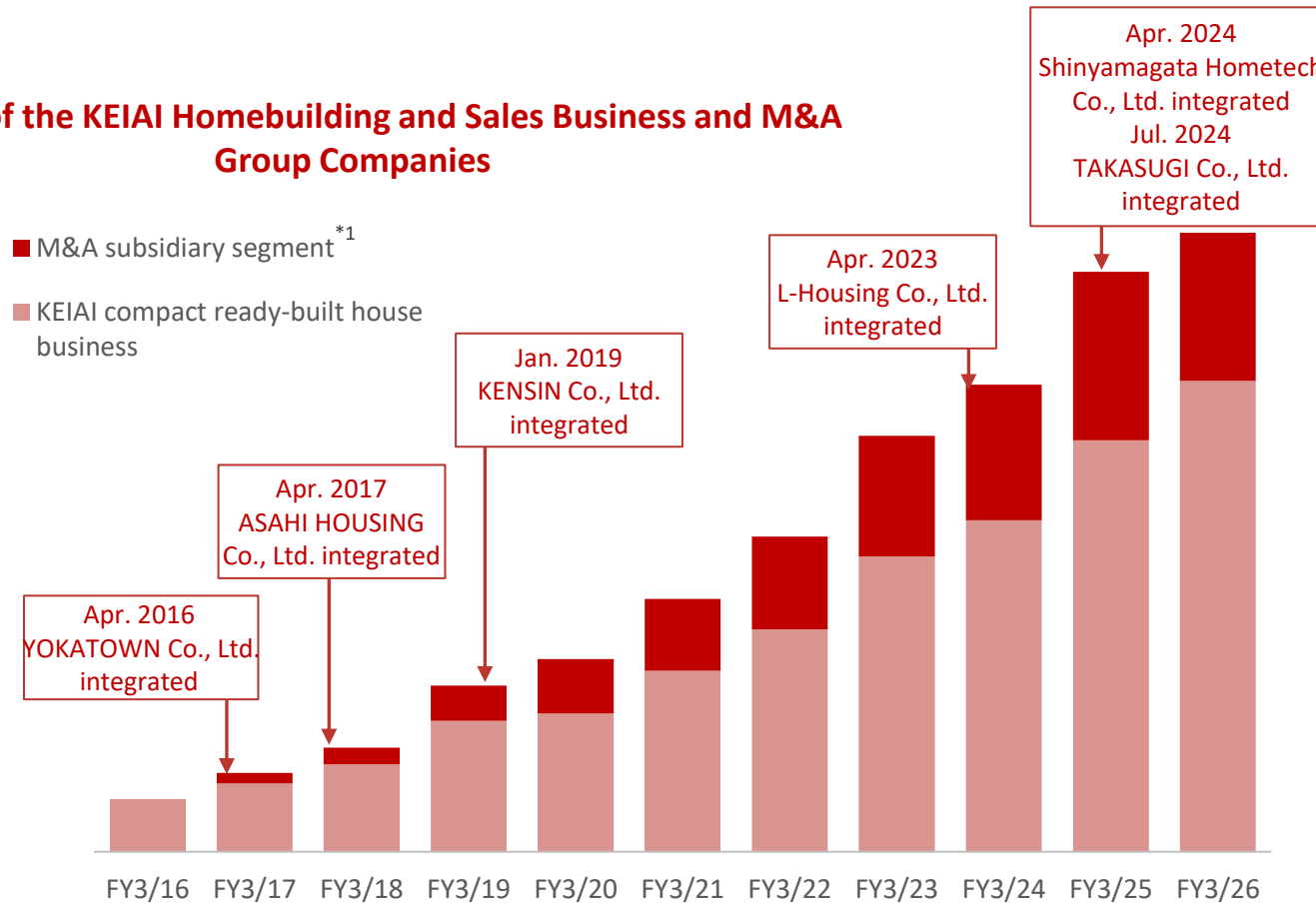
Six Strengths Backing the KEIAI Group's Growth



M&A –Sales of Subsidiaries after the Acquisition

Subsidiaries have achieved high sales growth after M&A, resulting in boosting group’s total sales expansion. Shinyamagata Hometech and TAKASUGI also aim to increase sales by leveraging the synergies of joining the Group.

Results of the KEIAI Homebuilding and Sales Business and M&A Group Companies



*1: Results of M&A subsidiary segment includes YOKATOWN, ASAHI HOUSING, KENSIN, L-Housing, Shinyamagata Hometech and TAKASUGI Co., Ltd.

Forward-looking Statements

This presentation includes information about future performance and other items that are not historical facts. This information was prepared by using certain assumptions at the time that this presentation was prepared. Actual performance may differ significantly from forward-looking statements due to a variety of uncertainties.

This presentation was prepared for the purpose of providing general IR information for giving people a better understanding of the KI-Star Group and is not a solicitation to invest in KI-Star. Individuals who use the information in this presentation should reach investment decisions on their own.

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