

Financial Results

for the Six Months Ended September 30, 2026

October 27, 2026

ES-CON JAPAN Ltd.

TSE:8892



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Note) Figures in this material are rounded, and the sum of individual items may not necessarily equal the total.

*Key to this document

Group companies

- Picasso Group: PICASSO CO., LTD., Yuki Sangyo Co., Ltd. and Picasso's group companies
- Shijo Omiya Building: Shijo Omiya Building Co., Ltd.
- EIP: ES-CON INVESTMENT PARTNERS Ltd.
- ESH: ES-CON HOME Ltd.
- EAM: ES-CON ASSET MANAGEMENT Ltd.
- ELS: ES-CON LIVING SERVICE Ltd.
- Shiba Real Estate: Shiba Real Estate Inc.
- MY: Montedio Yamagata Ltd.
- MFP: Montedio Football Park Co., Ltd.

Other/Proper nouns

- EJR: ESCON JAPAN REIT Investment Corporation
- Chubu Electric Power (or Chuden): Chubu Electric Power Co., Inc.
- Chuden Real Estate: Chuden Real Estate Co., Inc.

Other/Abbreviations, etc.

- AUM: Assets under management
- PJ: Project

1. Financial Highlights

Q2 FY3/27 financial results

Net sales of 55,523 million yen (up 57.8% YoY), operating profit of 10,578 million yen (up 115.6% YoY), ordinary income of 6,878 million yen (up 189.0% YoY) and profit attributable to owners of parent of 4,920 million yen (up 164.8% YoY)

- **Both sales and profit increased** YoY, primarily driven by **the sale of multiple income-producing properties (commercial facilities, leasehold land, land for development projects, etc.)**.
- **The operating profit progress rate reached approximately 40%, achieving a solid level** despite the typical trend of earnings accumulating in the second half of the fiscal year.

Key segment overview

Condominium sales

- **Both sales and profit increased** YoY, partly due to **a rise in the average sales price per unit** for condominiums.
- **Owner-occupier demand for condominiums** in the areas where we operate **remained strong**, with **the progress rate for the number of contracted units reaching 84.7%**.

Real estate development

- **Both sales and profit increased** YoY, driven by **the sale of income-producing properties, including large-scale projects**.
- Major project sales
 - Sale of held properties to a private real estate fund (commercial facilities, multiple parcels of leasehold land)
 - Development site (Kakegawa City, Shizuoka Prefecture)

2H outlook

Key initiatives for the second half of the fiscal year to achieve the full-year plan

- With sold-out properties scheduled for delivery, the handovers of condominiums are expected to proceed steadily according to plan.
- Promoting the sale process for income-producing properties
- Expansion of rental assets and new revenue contributions resulting from the acquisition of shares in ARK REAL ESTATE Co., Ltd.*¹ (currently Kitahama Realty Co., Ltd.) *² (from November)

*¹ The company name was changed from ARK REAL ESTATE Co., Ltd. to Kitahama Realty Co., Ltd. effective August 1, 2026.

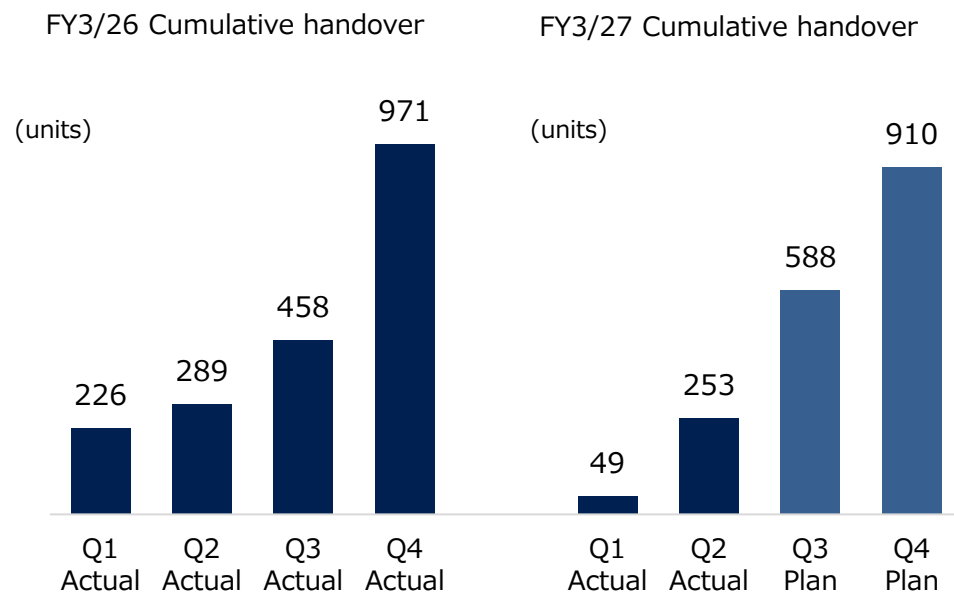
*² Following an absorption-type split to be implemented by ARK REAL ESTATE in late October 2026, through which certain businesses will be transferred, we plan to acquire all of its shares.

Q2 Results and Outlook for Q3 and Beyond by Key Segment

Condominium Sales

- Deliveries are proceeding according to plan for both projects completed this fiscal year and completed inventory
- No delays to project completion schedules or similar disruptions are expected due to geopolitical risks or labor shortages (as of September 30, 2026)

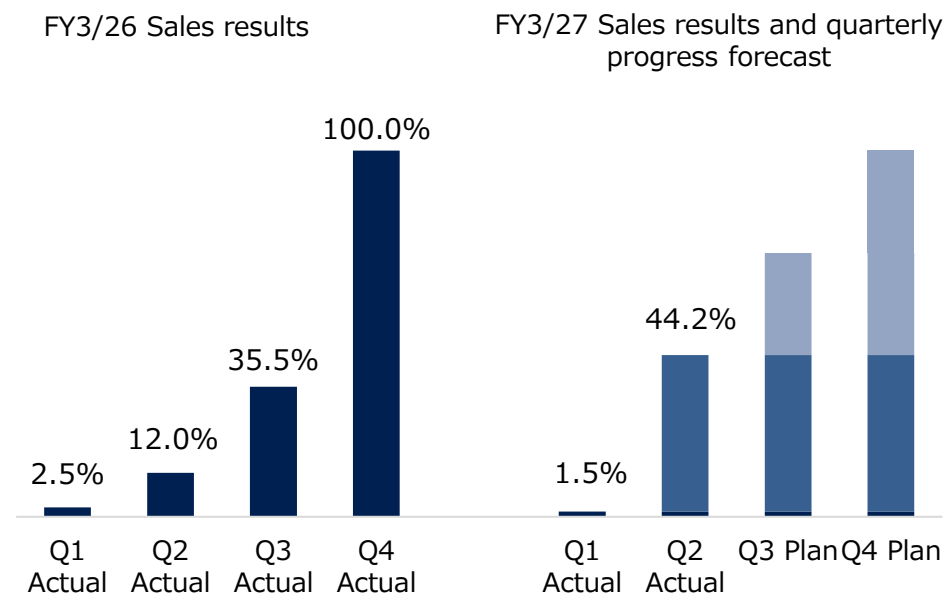
— Number of condominium units handed over and number of units scheduled for completion (quarterly cumulative total) —



Real Estate Development

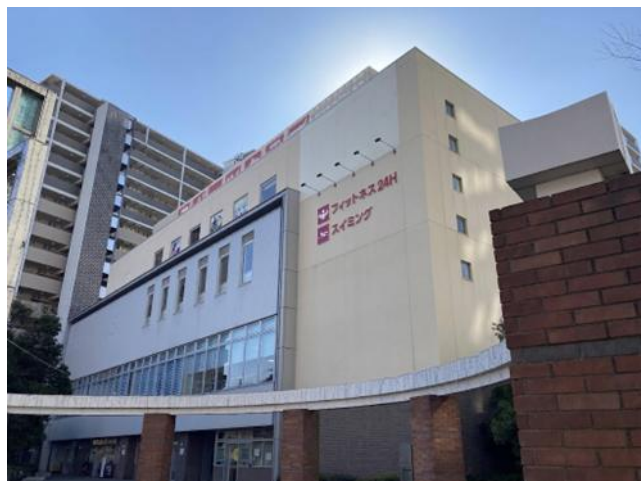
Progress toward the full-year plan remains steady at 44.2%

— Sales results and contracts concluded for income-producing properties (Quarterly cumulative progress rate) —



Real Estate Development

Sold a commercial facility and multiple parcels of leasehold land to the Group's private fund



Sale date:	September 2026
Properties sold:	1 commercial facility (Tokyo) 4 leasehold lands (Osaka, Niigata, Okayama, Oita)
Asset manager:	ES-CON INVESTMENT PARTNERS Ltd. (EIP)
Other:	Positioned as the first fund specializing in leasehold land

Land for commercial use (Kakegawa City, Shizuoka Prefecture)



Sale date:	September 2026
Properties sold:	Sold as land for commercial use after land development work was completed
Project scale:	Commercial land area of 47.8 ha
Other:	Prime location with excellent access from several major interchanges (Saigo IC, Kakegawa IC, Mori-Kakegawa IC)

Condominium Sales

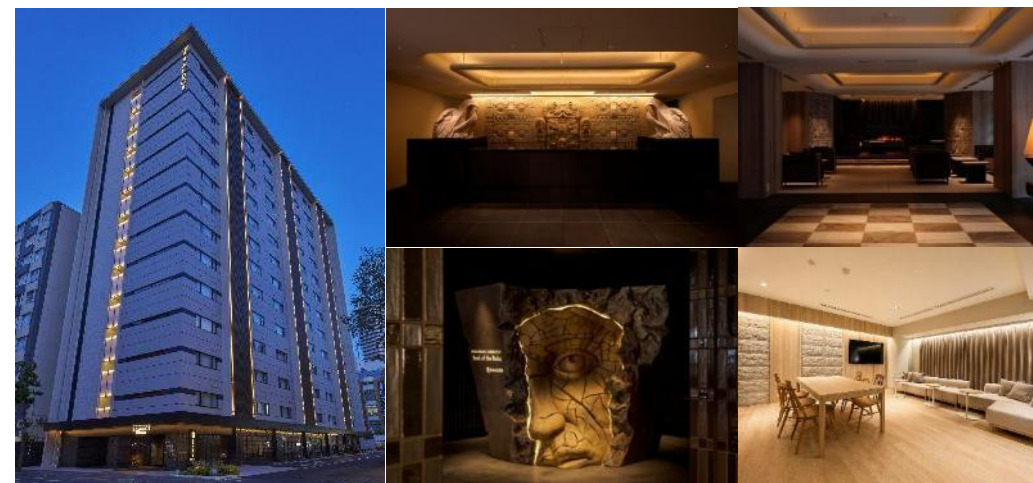
Le JADE Nara Sanjo-dori



Features:	Rare location facing Sanjo-dori, Nara City's main street (4-minute walk from Kintetsu-Nara Station; 7-minute walk from JR Nara Station)
Completion date:	August 2026
Total units:	77
Location:	Shimosanjo-cho, Nara City, Nara

Real Estate Leasing

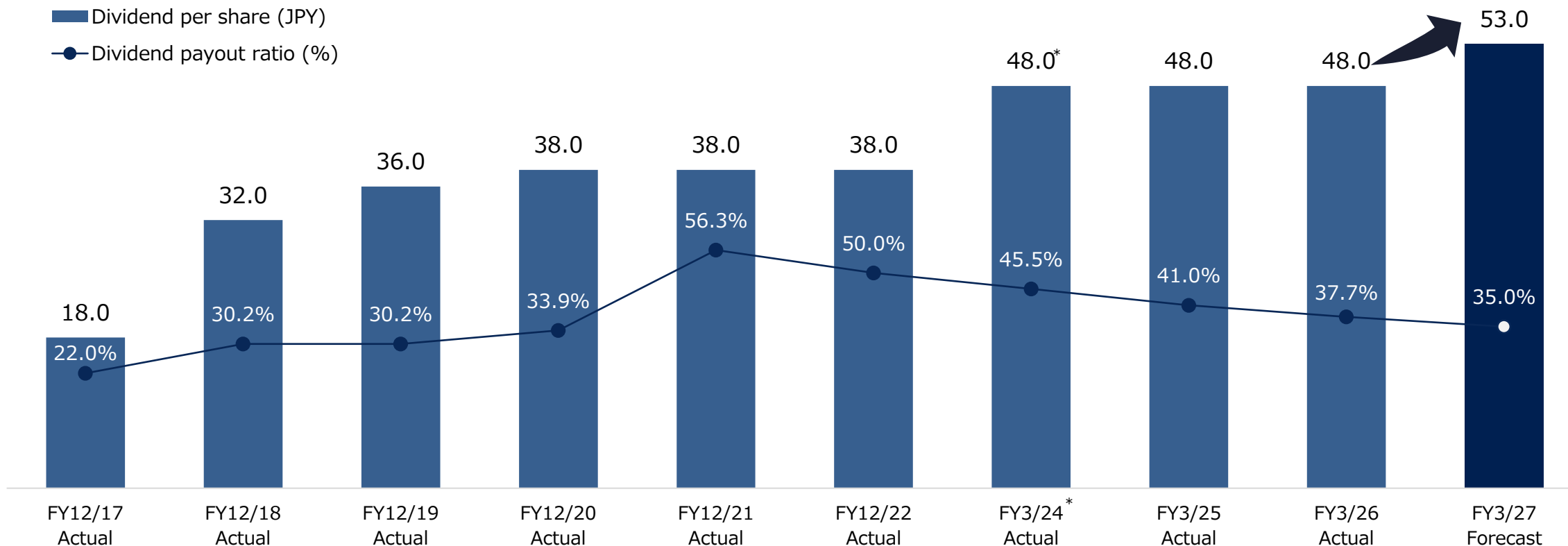
Opens RANDOR HOTEL SAPPORO HERITAGE



Asset Type:	Apartment-style (long-stay) hotel Located on the site of a former landmark in Sapporo's Susukino area, the property's common areas inherit the iconic design of the original building.
Opening date:	June 26, 2026
Number of Rooms:	125
Location:	4 Minami 7-jo Nishi, Chuo-ku, Sapporo City, Hokkaido

A **5-yen dividend increase YoY (up 10.4%)** is planned for FY3/27. (Initial plan maintained)

- Continue progressive dividend policy: Firmly maintain a progressive dividend policy, which does not reduce dividend. Pursue the maximization of shareholder profits through stable returns.
- Balance growth investments with shareholder returns: While promoting flexible investments to maximize corporate value, we seek to enhance shareholder returns in line with profit growth.



*FY3/24 covered 15 months due to the change of fiscal year end.

2. Financial Results

Consolidated Profit and Loss

- Sales and profit increased year on year, driven by the sale of various income-producing properties
- Despite the tendency for earnings to be concentrated in the second half of the fiscal year, the progress rate toward the full-year operating profit target reached approximately 40% by the end of Q2, indicating steady progress.

(JPY million)	Q2 FY3/26	Q2 FY3/27	% Change YoY	Main Factors for Change	FY3/27	Progress vs. Full-Year Forecast (%)
Net sales	35,181	55,523	57.8%	Net sales and operating profit • Progress on the sale of income-producing properties	145,000	38.3%
Gross profit	11,109	18,421	65.8%		-	-
Operating profit	4,905	10,578	115.6%		26,500	39.9%
Non-operating income	325	204	(37.0)%	• Growth in the asset management business	-	-
Non-operating expenses	2,850	3,904	37.0%		-	-
Ordinary profit/loss	2,380	6,878	189.0%	Extraordinary income • Gain on bargain purchase • Gain on sale of investment securities	20,000	34.4%
Extraordinary income	555	432	(22.3)%		-	-
Extraordinary losses	0	7	-		-	-
Net profit/loss attributable to owners of parent	1,858	4,920	164.8%		14,000	35.1%
Basic earnings per share (JPY)	19.42	51.32	-		151.42	-

Assets

- Real estate for sale in process: Increased due to a steady progress in the acquisition of condominiums and income-producing real estate to support medium- to long-term growth

Liabilities

- Interest-bearing debt: Increased primarily due to portfolio expansion through property acquisitions

Assets

(JPY million)	FY3/26 Actual	Q2 FY3/27	% Change
Current assets	372,134	388,931	4.5%
Cash and deposits	62,873	65,749	4.6%
Real estate for sale	2,791	5,147	84.4%
Real estate for sale in process	280,764	295,106	5.1%
Non-current assets	137,565	137,170	(0.3)%
Property, plant and equipment	95,508	91,714	(4.0)%
Intangible assets	14,464	14,180	(2.0)%
Investments and other assets	27,593	31,275	13.3%
Total assets	509,773	526,232	3.2%

Liabilities

(JPY million)	FY3/26 Actual	Q2 FY3/27	% Change
Current liabilities	91,890	106,772	16.2%
Short-term loans	12,002	14,470	20.6%
Current portion of long-term loans	48,760	70,003	43.6%
Non-current liabilities	331,760	331,209	(0.2)%
Corporate bonds	17,400	32,400	86.2%
Long-term loans	291,606	275,741	(5.4)%
Total liabilities	423,651	437,981	3.4%
Total net assets	86,122	88,250	2.5%
Total liabilities and net assets	509,773	526,232	3.2%
Equity ratio	17.0%	16.9%	(0.1)pt

*端数調整

Maintaining a high credit rating backed by the Group's strong creditworthiness

Rating Agency	Rating Target	As of August 7, 2026
JCR (Japan Credit Rating Agency)	Long-term Issuer Rating (Rating Outlook)	AA– (Stable)
	Shelf Registration Preliminary Rating	AA–

Securing long-term, fixed-rate financing in advance, in anticipation of rising interest rates

Issued unsecured corporate bonds worth 15 billion yen

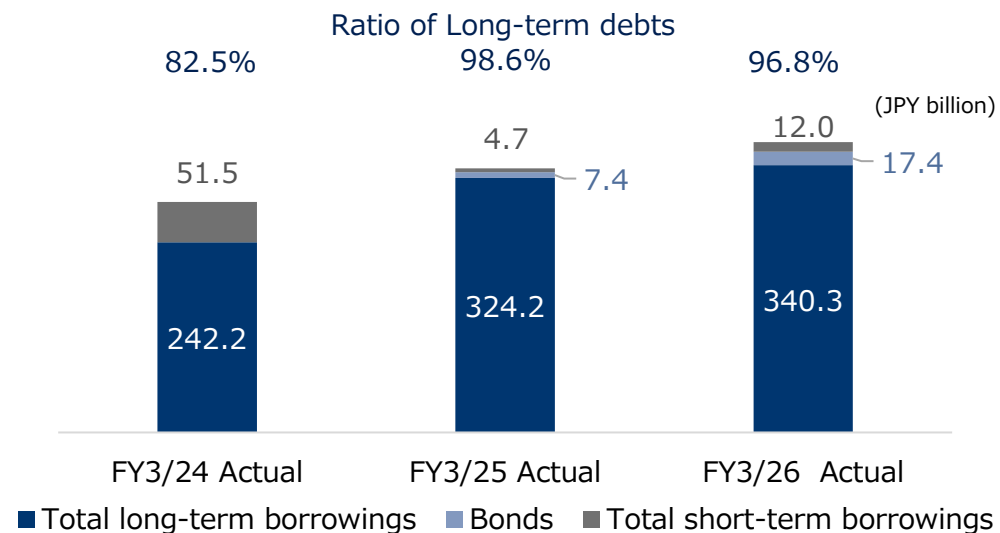
To be allocated to growth investments aimed at achieving the Long-term Vision 2030,
promoting development work and property acquisitions

Bond Name	Issue Amount (JPY million)	Coupon Rate	Issue Date	Maturity Date
3rd unsecured bonds with early redemption option*	15,000	2.796%	July 16, 2026	July 16, 2031 (5 years)
2nd unsecured bonds with early redemption option*	10,000	1.917%	July 25, 2025	July 25, 2030 (5 years)
1st unsecured bonds with early redemption option*	7,400	1.488%	July 19, 2024	July 19, 2029 (5 years)

*Includes a Change of Control (COC) clause that triggers a right to request early redemption upon the deconsolidation of Chubu Electric Power

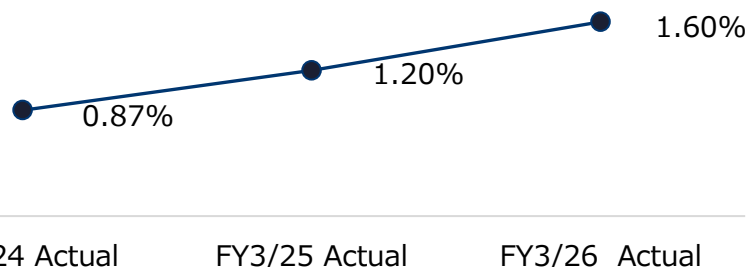
Inventories, Interest-bearing Debt and Average of Interest Rates

Interest-bearing Debt

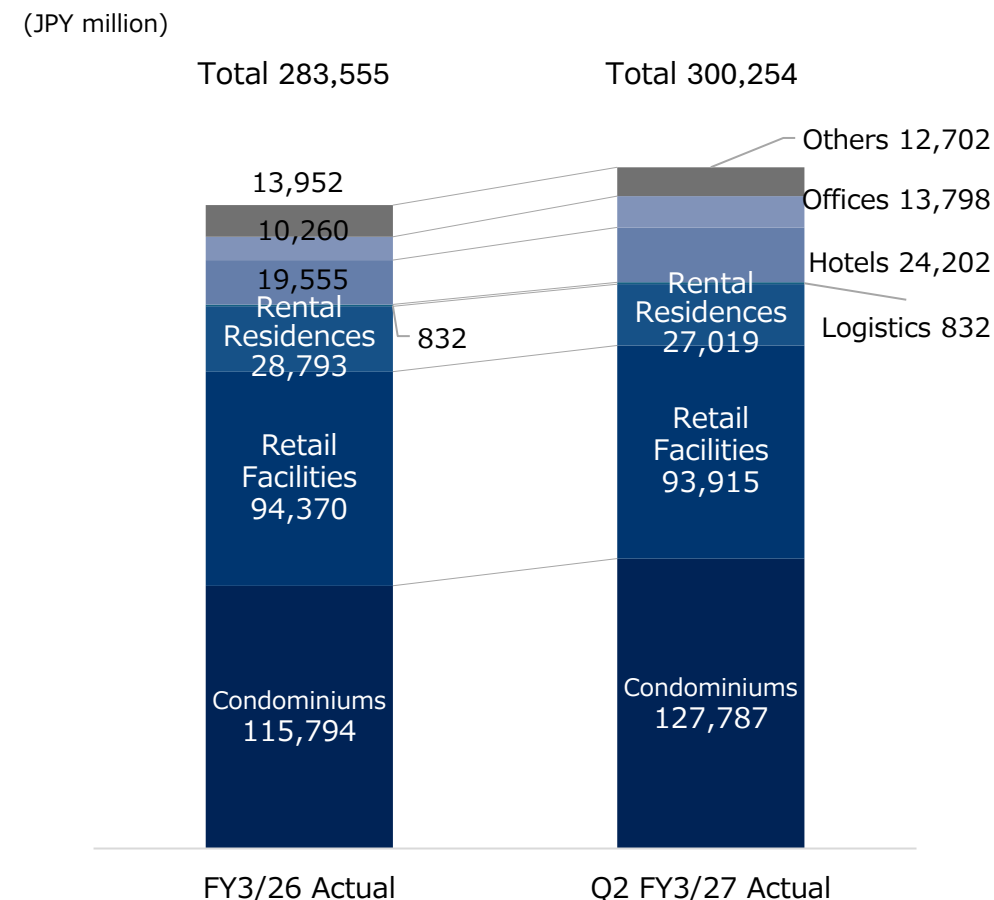


Average of Interest Rates

The impact of the policy rate hike has already been factored into the earnings plan for FY3/27



Breakdown of inventories by asset type



74.8% progress toward the investment target for the Medium-term Management Plan
(including contracted and pending)

(JPY million)	FY3/25 Actual	FY3/26 Actual	FY27/3			Cumulative		The 5th Mid- Term Management Plan
			Contracted/ Pending	Forecast	vs. FY27/3 Forecast	Actual/Contracted/ Pending	vs. Mid- Term Plan	from FY3/25 to FY3/27
Total gross investment	72,000	54,760	59,869	123,000	48.7%	186,890	74.8%	250,000
Development of condominiums for sale	16,130	16,141	23,397	30,000	78.0%	55,669	91.1%	61,130
Development of income-producing properties	42,759	14,308	5,866	45,000	13.0%	62,934	55.8%	112,759
Acquisition of income-producing properties in operation	7,842	20,411	28,618	40,000	71.5%	56,871	98.3%	57,842
Overseas	5,448	1,155	1,166	5,000	23.3%	7,770	44.5%	17,448
Other	82	2,744	821	3,000	27.4%	3,647	364.7%	1,000
Divestment	22,070	33,299	13,648	40,500	33.7%	69,017	73.0%	94,570
in which Income-producing properties	8,400	15,512	10,302	28,700	35.9%	34,214	67.8%	50,500
Net Investment	49,930	21,461	46,221	82,500	56.0%	117,612	75.9%	155,000

3. Segment Breakdown

Segment Overview

(JPY million)	Q2 FY3/26	Q2 FY3/27	YoY Change	YoY Change (%)	FY3/27 Forecast	Progress (%)
Net sales						
Condominium sales	18,409	19,429	1,020	5.5%	66,500	29.2%
Real estate development	6,236	24,651	18,415	295.3%	55,800	44.2%
Real estate leasing	8,881	8,404	(476)	-5.4%	17,500	48.0%
Asset management	952	1,093	140	14.8%	2,800	39.1%
Other	702	1,943	1,241	176.9%	2,400	81.0%
*Recurring business	9,834	9,498	(335)	-3.4%	20,300	46.8%
Segment profit						
Condominium sales	3,173	3,203	30	1.0%	12,300	26.0%
Real estate development	1,583	8,638	7,054	445.5%	15,700	55.0%
Real estate leasing	4,221	3,607	(613)	-14.5%	8,100	44.5%
Asset management	497	632	135	27.2%	1,600	39.6%
Other	148	211	62	42.2%	400	52.8%
*Recurring business	4,719	4,240	(478)	-10.1%	9,700	43.7%
*Recurring ratio	49.0%	26.0%	-	-	-	-
Profit margin						
Condominium sales	17.2%	16.5%	-	(0.7)pt	-	-
Real estate development	25.4%	35.0%	-	9.6pt	-	-
Real estate leasing	47.5%	42.9%	-	(4.6)pt	-	-
Asset management	52.2%	57.9%	-	5.7pt	-	-
Other	21.2%	10.9%	-	(10.3)pt	-	-
*Recurring business	48.0%	44.6%	-	-	-	-

*Recurring business: Real estate leasing business and Asset management business

Q2 FY3/27 Results

Both sales and profit increased due to a rise in the sales price per unit.

High-value-added Major higher-priced properties completed from April to September:
Le JADE Ibaraki and Le JADE Nara Sanjo-dori.

Progress is expected to remain on track for properties scheduled for completion in Q3 and beyond, including properties that have already sold out.

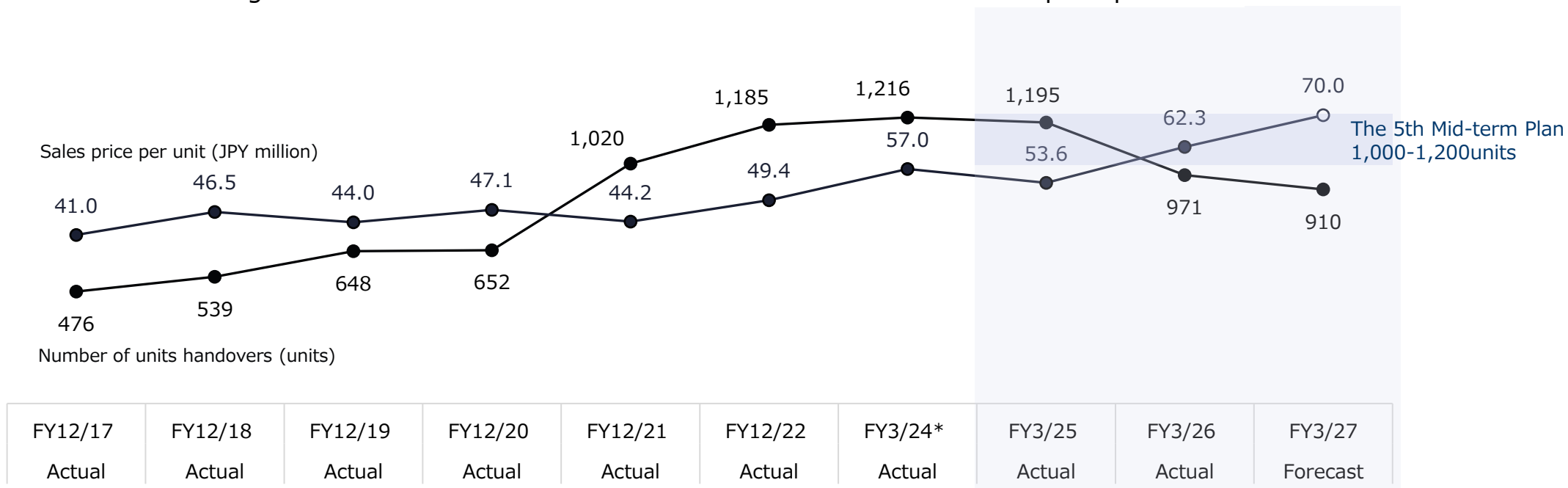
(JPY million)	Q2 FY3/26 Actual	Q2 FY3/27 Actual	YoY Change (%)	FY3/27 Full-Year Forecast	Progress (%)
Sales	18,409	19,429	5.5%	66,500	29.2%
Condominiums	17,501	17,869	2.1%	—	—
Detached Houses	907	1,560	71.9%	—	—
Segment profit	3,173	3,203	1.0%	12,300	26.0%
Segment profit margin	17.2%	16.5%	(0.7)pt	—	—
Gross profit margin	22.1%	22.9%	0.8pt	—	—
Number of condominium units hand over	289	253	(12.5%)	910	27.8%

*Reference: Gross profit margin for FY3/26 was 22.9%

Owner-occupier demand remains strong, with a contract progress rate of 84.7% as of the end of September (vs. the full-year handover plan of 910 units)

Number of units scheduled to be handed over in FY3/27	Number of contracted units as of September 30, 2026	Progress
910 units	771 units	84.7%

Changes in the number of condominium units handed over and sales price per unit



*FY3/24 was an irregular fiscal period covering 15 months.

Condominium Sales

Property name	Total units	Location	Delivery*	
Le JADE Ibaraki	31	Ibaraki City, Osaka	Jun. 2026	Q1
Le JADE Nagoya Marunouchi	39	Naka Ward, Nagoya City	Jul. 2026	
Le JADE Nara Sanjo-dori	77	Nara City, Nara	Aug. 2026	Q2
Le JADE Sapporo Odori The Tower	80	Chuo Ward, Sapporo City	Sep. 2026	
Le JADE Nishinomiya Mid Place	49	Nishinomiya City, Hyogo	Oct. 2026	Q3
ØST Garden Karuizawa (JV) *	23 (24)	Kitasaku District, Nagano	Oct. 2026	
Le JADE Hokkaido Kitahiroshima	197	Kitahiroshima City, Hokkaido	Nov. 2026	
Le JADE Minohsenba THE HOUSE	27	Minoh City, Osaka	Dec. 2026	
Le JADE Shinozaki	38	Edogawa Ward, Tokyo	Dec. 2026	
Le JADE Osaka Umeda	145	Kita Ward, Osaka City	Feb. 2027	Q4
Central Park Seinan Shintoshin (JV) *	38 (152)	Morioka City, Iwate	Feb. 2027	
Le JADE Sapporo Teine	56	Teine Ward, Sapporo City	Feb. 2027	
Le JADE Tsurumai	70	Naka Ward, Nagoya City	Mar. 2027	
Completed inventory	41	Beginning of period		

* The scheduled months of delivery are based on information as of the beginning of the fiscal year and are subject to change.

* Joint venture business with other companies. The number of units indicates the Company's share; the number in parentheses indicates the total number of units in the property.



Mixed-use



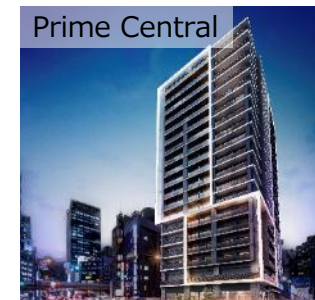
Le JADE Hokkaido Kitahiroshima
JR Kitahiroshima Station (the nearest station to ES-CON Field HOKKAIDO);
connected to the retail facilities by pedestrian walkways (See details on p.32)



High-end



ØST Garden Karuizawa
A high-end residence consisting of two buildings, situated on a vast site of
over 5,960 square meters with views of Mount Asama



Prime Central

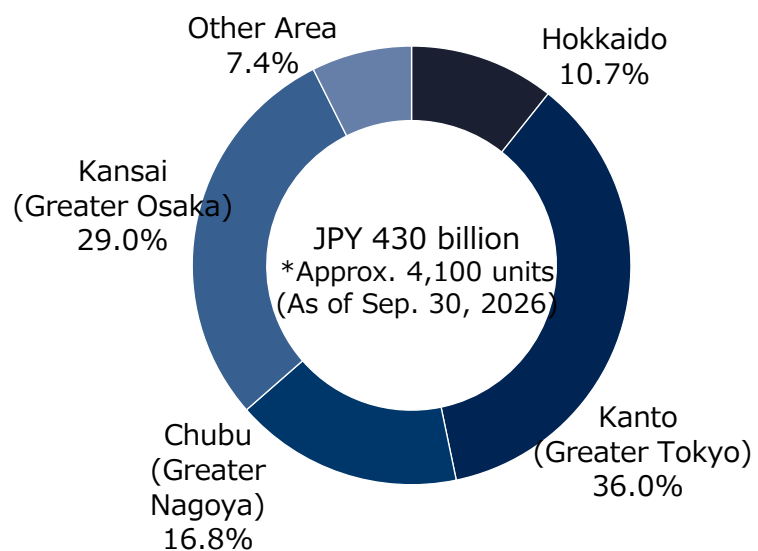


Le JADE Osaka Umeda
Excellent convenience, being within walking distance of Umeda Station,
along with a variety of shared facilities

Major projects acquired

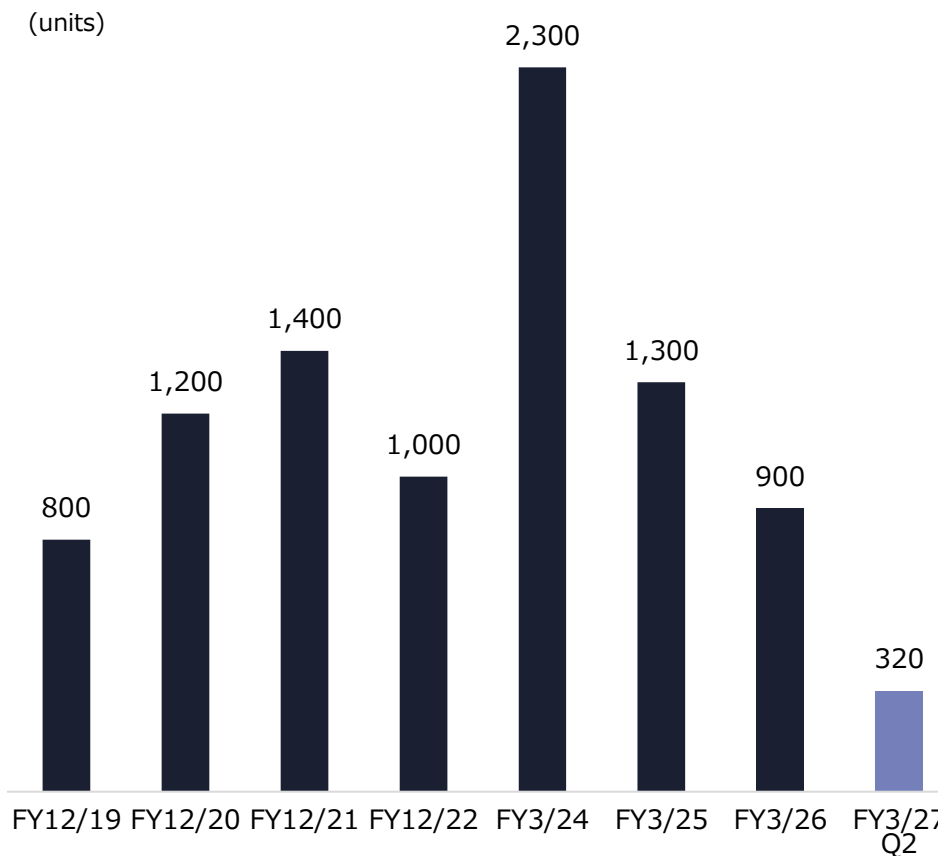
FY3/26 Q2	FY3/27 Q2
Ibaraki City, Osaka	- Tennoji Ward, Osaka City (two properties) - Ashiya City, Hyogo Prefecture - Minoh City, Osaka (two properties) - Higashi Ward, Kumamoto City - Chuo Ward, Fukuoka City - Ibaraki City, Osaka

Land bank (condominiums) by region



*Based on planned project sales

Trend of purchases of land for condominiums (Based on the number of units; including pending contracts)



* FY3/24 covered 15 months due to the change of fiscal year end.

* The figures are subject to change as they include planned purchases at the time of purchase decision and are rounded up to the nearest hundred.

* Rounded up

GOOD DESIGN AWARD 2026

Creating high added value through distinctive planning that avoids uniformity and unlocks each site's potential.

■ DIAMAS Hayama



An oceanfront design facing Morito Beach that maximizes the views and creates a sense of connection with the sea.

An exceptionally rare high-end residence made possible by this unique location.

■ Grand Le JADE Mishuku-dori



An elegant, open design that incorporates views of the greenery in Setagaya Park.
A premium urban residence featuring a private garage for displaying a car and EV charging in every parking space.

■ Le JADE Kumamoto Nisseki-dori



Landscaping inspired by the wind that harmonizes with the streetscape and lush natural surroundings.

A residence offering refined everyday comfort through designs rich in light and shade.

■ Le JADE City Hashimoto



Spaces where people of all generations can relax, centered on a green promenade running through three blocks.

A residence that combines strong security with natural interaction with the local community.

Q2 FY3/27 Results

- Segment profit reached 55% of the full-year plan, representing strong progress.

Major sales

Both sales and profit increased, primarily driven by the supply of properties to private funds formed by the Group and the sale of large-scale projects (see p.5 for property details).

Other sales

Also advancing sales of properties earmarked for disposal and held by Group leasing subsidiaries.

(JPY million)	Q2 FY3/26 Actual	Q2 FY3/27 Actual	YoY Change (%)	FY3/27 Full-Year Forecast	Progress (%)
Sales	6,236	24,651	295.3%	55,800	44.2%
Segment profit	1,583	8,638	445.5%	15,700	55.0%
Segment profit margin	25.4%	35.0%	9.6pt	-	-
Gross profit margin	27.3%	36.7%	9.4pt	-	-

*Reference: Gross profit margin for FY3/26 was 29.8%

Major project sales

Q2 FY3/26	Q2 FY3/27
• KOHNAN tonarie YamatoTakada (Commercial land leased to tenants) • Properties owned by Picasso Group and Shiba Real Estate Inc. (2 in total including rental residences)	• Kakegawa City, Shizuoka (Other) • Sakai City, Osaka (Other) • Osakasayama City, Osaka (Commercial facility) • Katsushika Ward, Tokyo (Commercial facility) • Commercial land leased to tenants (4 properties) • Properties owned by Picasso Group, Shijyo Omiya Building and Shiba Real Estate Inc. (13 in total including rental residences)
	Sold to a Group private fund (See p.5 for details)

Major projects acquired

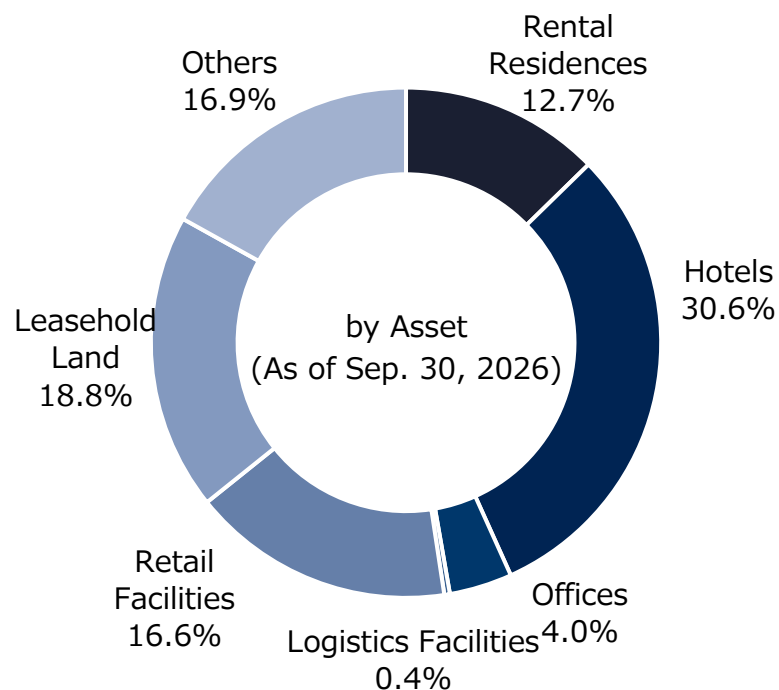
Q2 FY3/26	Q2 FY3/27
• Tsukuba City, Ibaraki Prefecture (Commercial development) • Higashiosaka City, Osaka (Rental residence)	• Naha City, Okinawa Prefecture (Hotel) • Fushimi Ward, Kyoto City (Commercial development) • Ibaraki City, Osaka (2 parcels of reserved land in a land readjustment project) • Hyogo Ward, Kobe City (Commercial development)

Planned Project Sales

in FY3/27
• Hotel • Commercial land leased to tenants • Other (Timing and scale in no particular order)

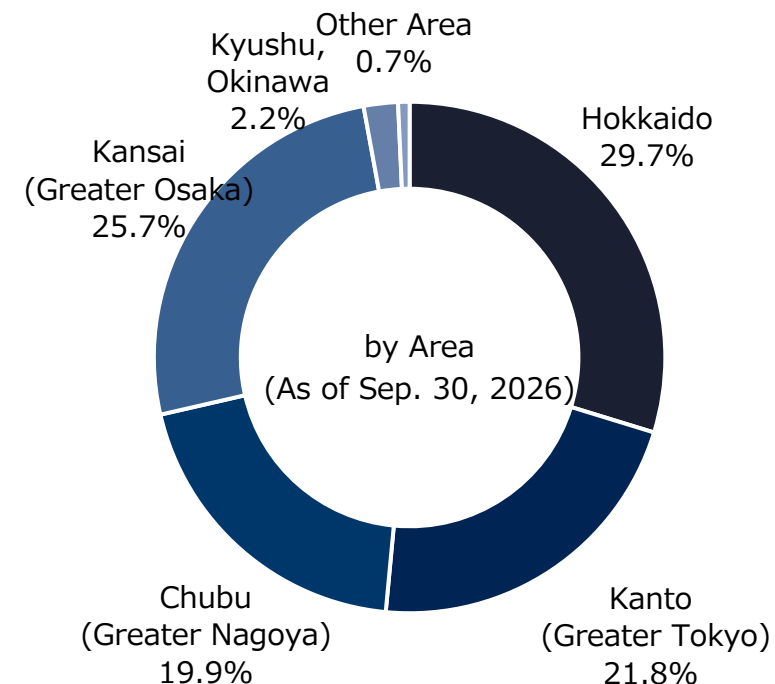
Property pipeline*

Built up to approximately 380 billion yen across a variety of assets and areas



Leasehold land: Includes large-scale projects such as those in Kariya City and Toyota City, Aichi Prefecture, and the Former Nagoya Racecourse Site Development Project

Others: Includes land readjustment projects



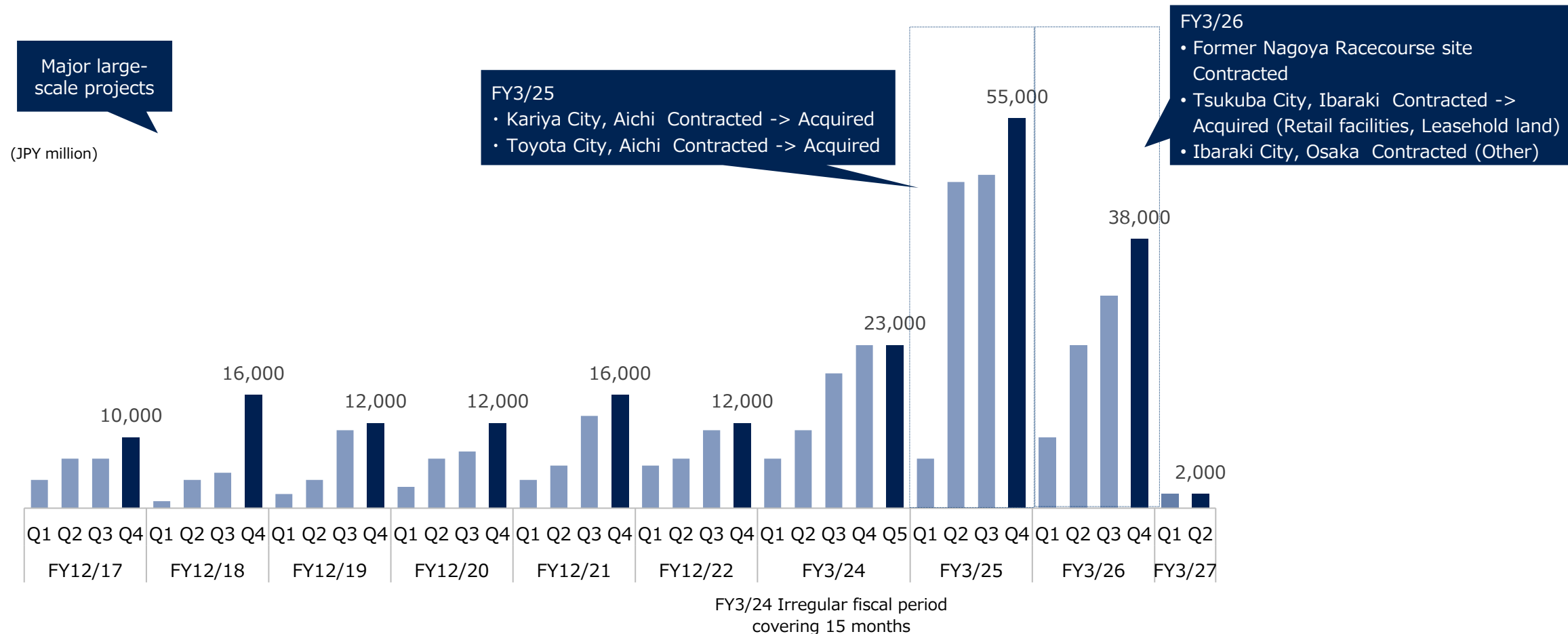
Hokkaido: Implementing hotel and other developments in various areas, including projects around the ballpark in Kitahiroshima City

Chubu: Promoting large-scale projects that leverage synergies with the Chubu Electric Power Group

*Based on planned project sales

*Includes forecasts from the current period to FY3/34

We are selectively securing quality development projects while rigorously assessing profitability when contracting for new development sites. Our substantial pipeline of secured projects provides a solid medium- to long-term earnings base.



*The figures exclude those of subsidiaries.

*The figures are based on contract amounts and are rounded up to the nearest million yen.

Q2 FY3/27 Results

- Impact of the decrease in the number of rental properties due to the promotion of property sales in the previous fiscal year (FY3/26) continues.

New opening

Major new property in Q2: RANDOR HOTEL SAPPORO HERITAGE (See p.6 for property details)

Rents / Contracts

Promoting rent increases upon lease renewals and advancing the process of introducing inflation-hedging rent clauses

From Q3 onward, income-producing properties, etc., primarily in the Kansai region are expected to contribute following the acquisition of shares in ARK REAL ESTATE Co., Ltd.*¹ (current: Kitahama Realty Co., Ltd.) *²

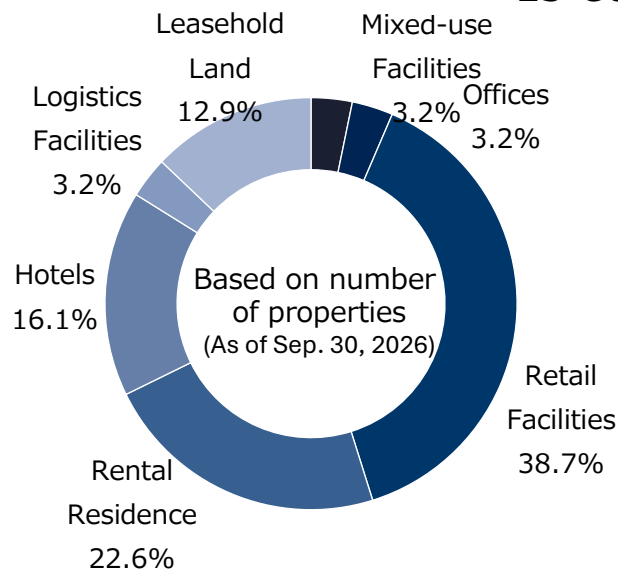
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*² Following an absorption-type split to be implemented by ARK REAL ESTATE in late October 2026, through which certain businesses will be transferred, we plan to acquire all of its shares.

(JPY million)	Q2 FY3/26 Actual	Q2 FY3/27 Actual	YoY Change (%)	FY3/27 Full-Year Forecast	Progress (%)
Sales	8,881	8,404	(5.4%)	17,500	48.0%
Segment profit	4,221	3,607	(14.5%)	8,100	44.5%
Segment profit margin	47.5%	42.9%	(4.6)pt	-	-
Gross profit margin	52.6%	48.2%	(4.3)pt	-	-

*Reference: Gross profit margin for FY3/26 was 51.7%

ES-CON: Portfolio Status and Vacancy

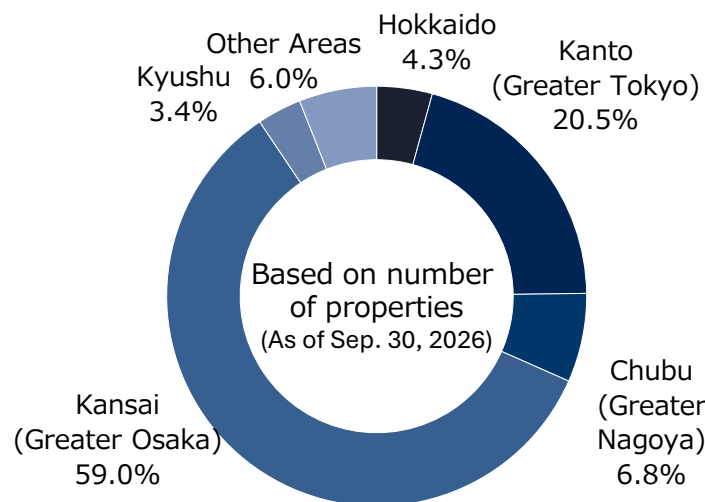


Vacancy Rate*1	
Residential	Retail
0.6%	2.9% *2

*1 The figures for residential and retail properties are based on the number of units and leasable area, respectively.

*2 Only commercial facilities

Property Leasing Subsidiaries: Portfolio Status and Vacancy Rate



*Picasso Group, Shijyo Omiya Building and Shiba Real Estate

(JPY million)	Inventories	Non-current assets	Total assets	Vacancy Rate*1	
				Residential	Retail
Picasso Group	11,655	34,578	46,233	2.4%	2.1%
Shijyo Omiya Building	12,210	27,862	40,072	3.7%	3.9%
Shiba Real Estate	6,104	4,390	10,494	0.0%	14.0% ^{*2}
Total	29,968	66,830	96,799	3.0%	5.3%

*1 The figures for residential and retail properties are based on the number of units and leasable area, respectively.

*2 Vacancy rate rose after strategically having tenants vacate the properties for sale.

Asset Management

Q2 FY3/27 Results

- Sales and profit increased due to higher asset management and property management fees, driven by factors such as growth in AUM, the recognition of various fees associated with the formation of private funds, and a steady increase in the number of condominium buildings under management. (See p.5 for details)

(JPY million)	Q2 FY3/26 Actual	Q2 FY3/27 Actual	YoY Change (%)
Sales	952	1,093	14.8%
Segment profit	497	632	27.2%
Segment profit margin	52.2%	57.9%	5.7pt
AUM of Asset Management	86,428	118,021	36.6%

FY3/27 Full-Year Forecast	Progress (%)
2,800	39.1%
1,600	39.6%
-	-
-	-

*Segment profit margin = gross profit margin; 58.5% for FY3/26

Other

Q2 FY3/27 Results

- Both sales and profit increased, primarily driven by dividend income in the overseas business.

(JPY million)	Q2 FY3/26 Actual	Q2 FY3/27 Actual	YoY Change (%)
Sales	702	1,943	176.9%
Segment profit	148	211	42.2%
Segment profit margin	21.2%	10.9%	(10.3)pt
Gross profit margin	25.6%	12.7%	(12.9)pt

FY3/27 Full-Year Forecast	Progress (%)
2,400	81.0%
400	52.8%
-	-
-	-

*Reference: Gross profit margin for FY3/26 was 37.5%

4. Ongoing Urban Development Projects

Aichi -1 (Toyota City): First Phase of a Large-Scale Mixed-Use Development Project Launched

Condominium development has begun as the first phase of the ORINAS TOYOTA project.



Overall Project	
Name:	ORINAS TOYOTA
Total site area:	12,000 tsubo (approx. 4 ha)
Site plan:	Three residential blocks and one commercial block
Former site:	Kewpie Koromo Plant

Phase 1 (Site A)	
Development type:	For-sale condominium
Property name:	Le JADE Toyota Terrace
Total units:	242 units
Scheduled completion:	March 2029



Future Development Plans (Sites B to E)	
Sites B/C:	Residential zone
Site D/E:	Daily-life infrastructure for the local community Commercial zone A neighborhood retail facility anchored by a supermarket

Aichi -2 (Kariya City and Nagoya City) and land readjustment projects

Kariya City, Aichi



Urban development centered on neighborhood retail facilities, including supermarkets.



Acquisition date:	September 2024 Additional acquisition: January 2026
Site area:	Approx. 31,000 tsubo (approx. 10 ha) + approx. 10,000 tsubo (approx. 3 ha)
Scheduled completion:	In phases from 2028 onward
Former site:	DENSO Ikeda Plant

Former Nagoya Racecourse Site Development Project



Contracts concluded; procedures toward land acquisition are underway.



Contract date:	February 2026
Site area:	Approx. 62,000 tsubo (approx. 20 ha)
Planned opening:	Around 2029 (planned)
Project partners:	Chubu Electric Power, Chuden Real Estate, the Company, etc.

Ongoing land readjustment projects

Project	Region	Scheduled completion*
Land readjustment in Takakuradai, Sakai City, Osaka	Kansai	2026
Land readjustment in Saito East C Block, Ibaraki City, Osaka	Kansai	2027
Land readjustment in Uehara/Tako, Kawachinagano City, Osaka	Kansai	2029
Land readjustment in Takada, Hirakata City, Osaka	Kansai	2031
Urban development in the surrounding area of a medical university's new campus in Kashihara City, Nara	Kansai	2031
Land readjustment in the surrounding area of Nakamizuno Station in Seto City, Aichi	Chubu	2033

Hokkaido: Further Development at Hokkaido Ballpark F Village

Mixed-Use Development

Development of a hotel, high-rise condominium, and mixed-use facility (retail, offices, and rental residences) is progressing in phases.

New Station Opening

F Village Station, the nearest station to ES CON FIELD HOKKAIDO, is scheduled to open in 2028, creating new flows of people and attracting more visitors to the area.



Completed

For-sale condominium
Le JADE Hokkaido Ballpark



118 units in total
Completed in Mar 2023

Senior residence
MASTERS VARUS
Hokkaido Ballpark



Admission started
in June 2024

Under development (Construction started in Nov-Dec 2025)

Hotel DAHWA* (Tentative)
Hokkaido Ballpark Hotel Project
*Banyan Tree Group



182 rooms in total
Scheduled to open in fall 2027

High-rise condominium
ES CON FIELD TOWER



508 units in total
Handover scheduled in Dec 2028

Under development (Construction started in Feb 2026)

(Tentative)
F Village Mixed-Use Project*



Scheduled to open in Spring 2028

*Project by ES-CON Sports & Entertainment, a consolidated subsidiary (51% equity stake)

Hokkaido: JR Kitahiroshima Station West Exit Area Revitalization Project

The station is connected by pedestrian walkways to a retail facility, hotel, condominium, and park, increasing accessibility to bring vibrancy to the area. Development of Site A has been completed, and **further phased development is expected to continue.**

In Q3 FY3/27, handovers of Le JADE Hokkaido Kitahiroshima are expected to contribute to earnings (all units sold in July 2025).



■ Site A Completed

- ES-CON Field Hokkaido Hotel Kitahiroshimaekimae
- tonarie Kitahiroshima



Hotel and retail facility
Opened in March 2025

■ Site B Expected to start contributing to revenue in Q3 FY3/27

Le JADE Hokkaido Kitahiroshima

All units sold out
197 units in total
(July 2025)



197 units in total
Handover scheduled in November 2026

Kitahiro Park



Development of the adjacent park

■ Planned development

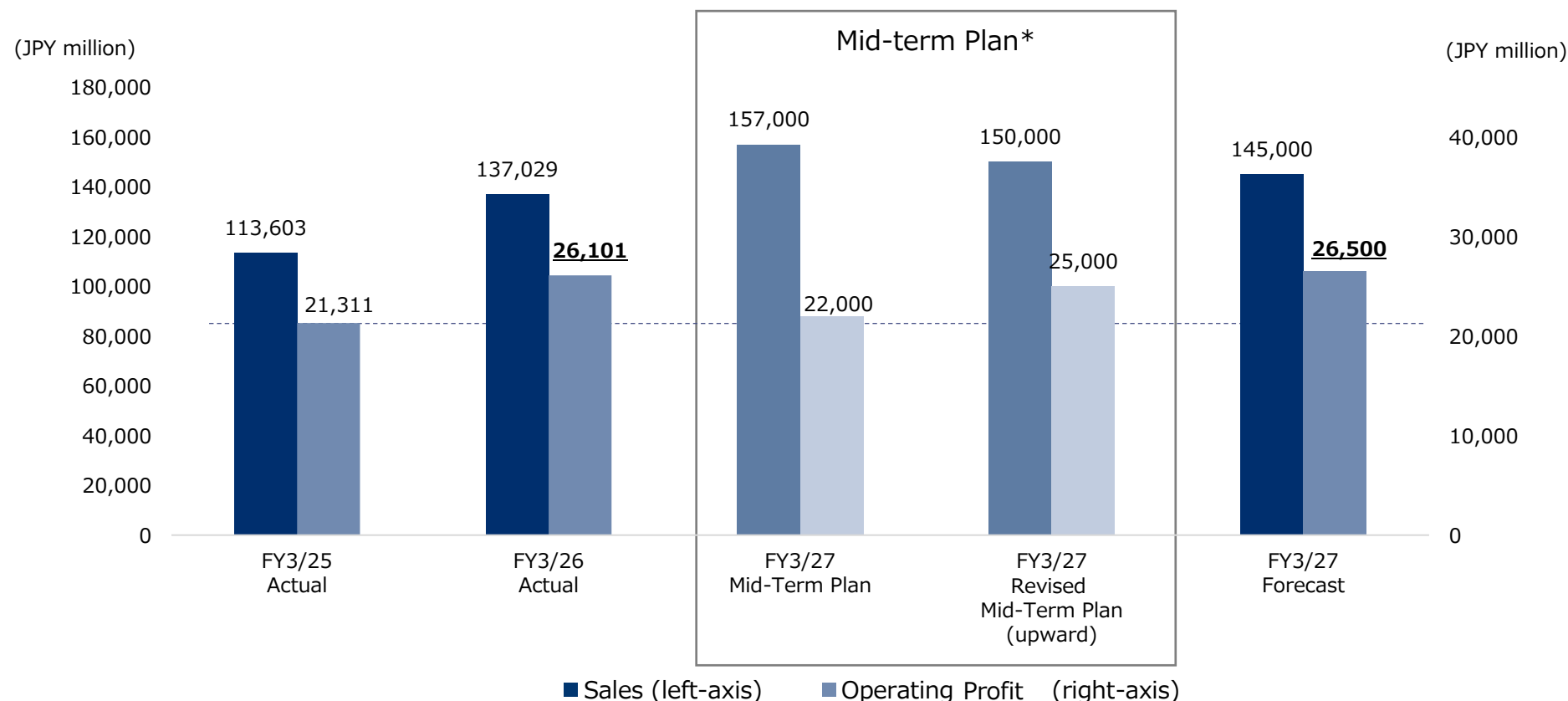
- Develop quality housing and community facilities for diverse generations
- Develop a public parking space
- * Plan at the time of the announcement of *Kitahiro Hometown – BASE 2021–2029: Train Station West Exit Area Revitalization and Development Project* by Kitahiroshima City, Hokkaido in April 2021

Scheduled to complete in FY2029

5. The 5th Medium-Term Management Plan from FY3/25 to FY3/27

Forecast continue to exceeding the operating profit target for the final year of MTMP

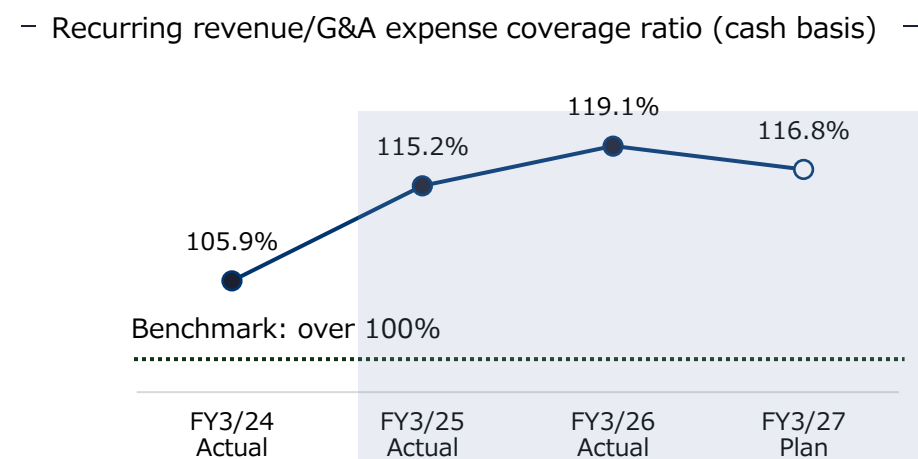
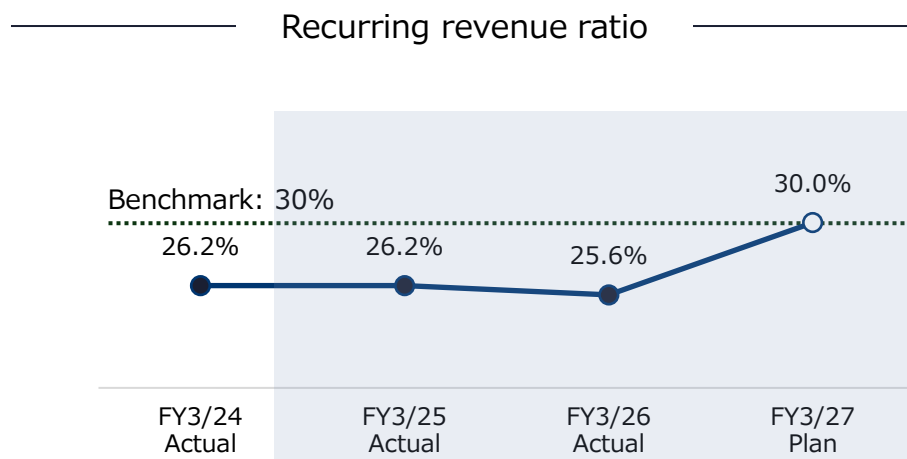
The operating income target for FY3/27 is 26,500 million yen,
while the revised operating profit target is 25,000 million yen (up 6.0% compared MTMP).
Compared to the initial target of 22,000 million yen set during the planning phase, an increase of 4,500 million yen (up 20.5%) is forecast.



*The operating profit plans were revised upward at the time of announcement of FY3/25 financial results
(FY3/26: 20,000 ⇒ JPY 23,000 million; FY3/27: 22,000 ⇒ JPY 25,000 million).

Medium-Term: Management Targets -1

		FY3/25 Actual	FY3/26 Actual	FY3/27 Mid-Term Plan
Safety	Recurring revenue* ¹ ratio* ²	26.2%	25.6%	30.0%
	Recurring revenue/general and administrative (G&A) expense coverage ratio (cash basis)* ³	115.2%	119.1%	116.8%
	Equity ratio	17.2%	17.0%	17.5%
Capital Efficiency	ROE	14.8%	14.7%	14.0%
	ROIC * ⁴	3.5%	3.2%	3.6%



*1. Recurring revenue: Real estate leasing segment profit and Asset management segment profit

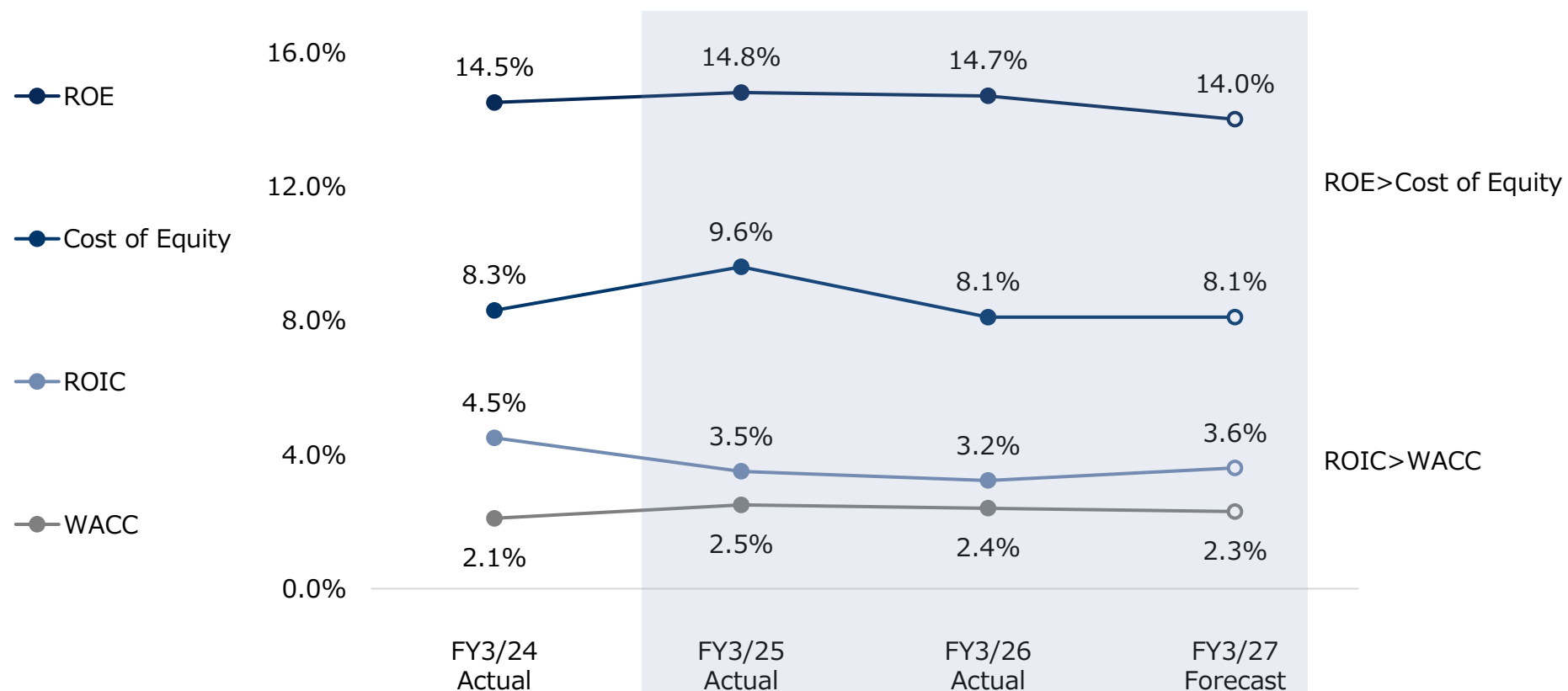
*2. Recurring revenue ratio: Recurring revenue/The sum of all segments' profits

*3. Recurring revenue/G&A expense coverage ratio: (Recurring revenue + Depreciation incurred by the real estate leasing segment + Amortization of goodwill incurred by the real estate leasing segment)/(G&A expenses - Depreciation in G&A expenses - Total amortization of goodwill)

*4. ROIC: (Consolidated ordinary profit + Interest expenses - Interest income - Income taxes)/(Average of beginning and ending balances of "interest-bearing debt + net assets")

Medium-Term: Management Targets -2

Key Indicators



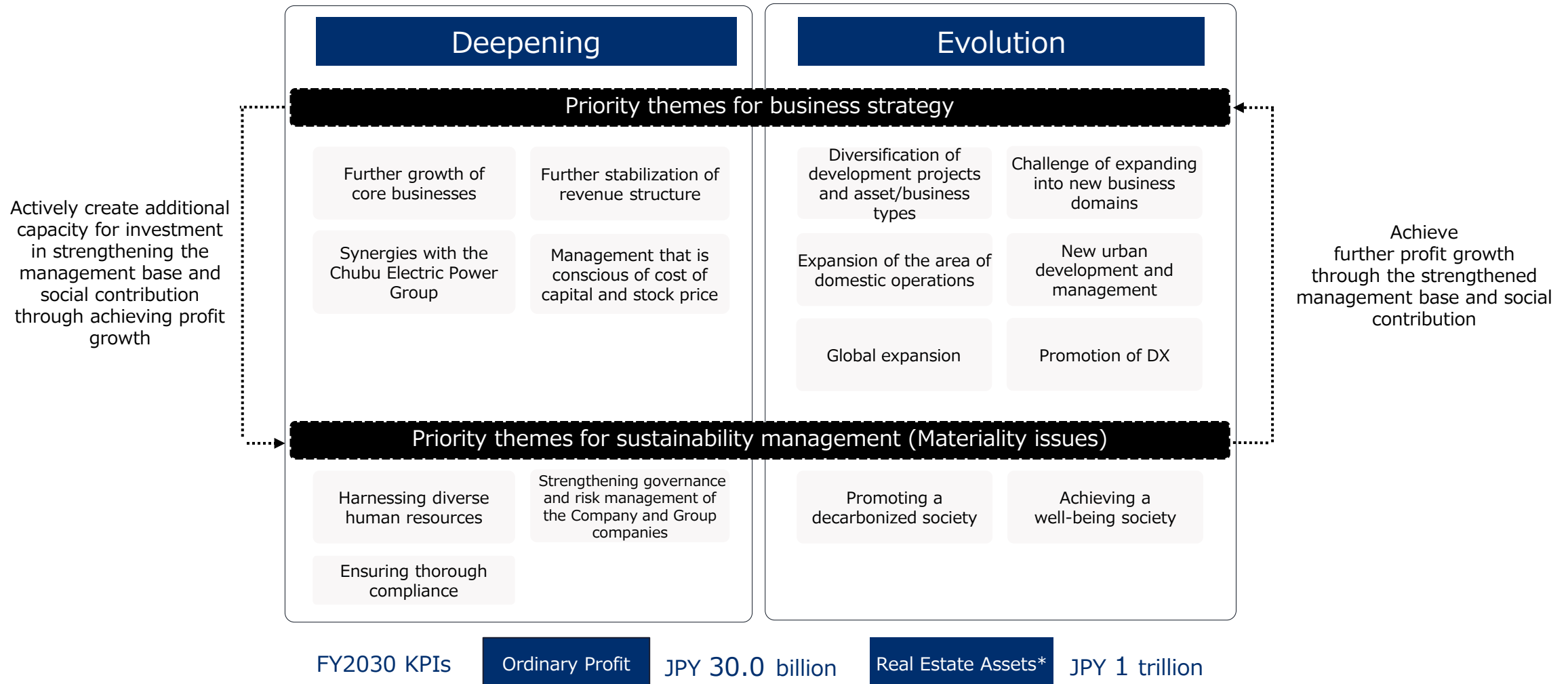
*Cost of Equity: FY3/25: 15Y, FY3/26 onwards: 10Y

6. Long-term Vision 2030

(Formulated in March 2024)

Long-Term Vision 2030 : Overview (announced in March 2024)

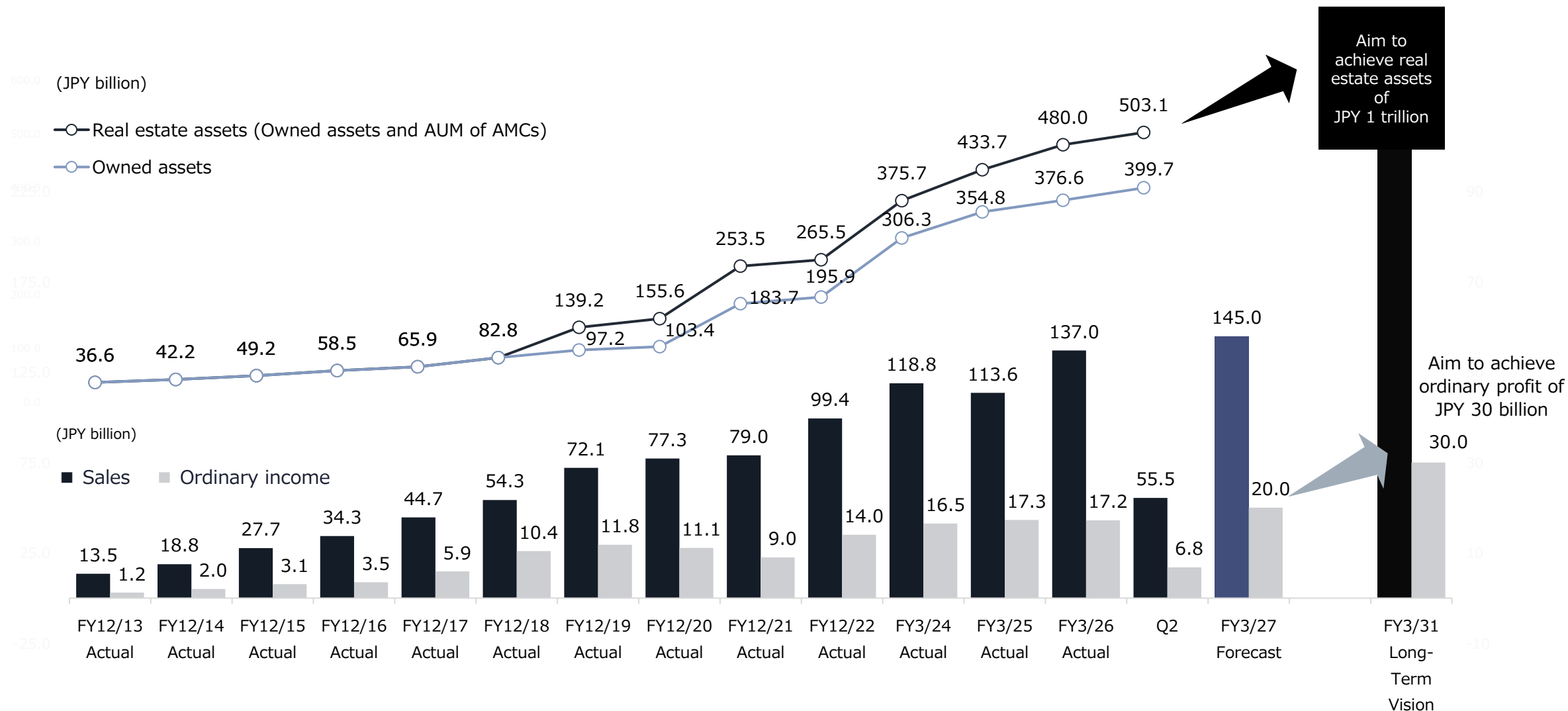
Various initiatives are underway with *Deepening* and *Evolution* as directions we should head in toward FY2030.



* Real estate assets: Assets owned by ES-CON JAPAN + Assets under management (AUM) of funds set up by ESCON JAPAN REIT Investment Corporation (EJR) and ES-CON Investment Partners (EIP) and other asset managers

Long-Term Vision 2030 : Financial Targets

The ES-CON Group has achieved steady and consistent sales growth since the 1st MTMP period. We will continue working to steadily increase our corporate value under the Long-term Vision 2030.



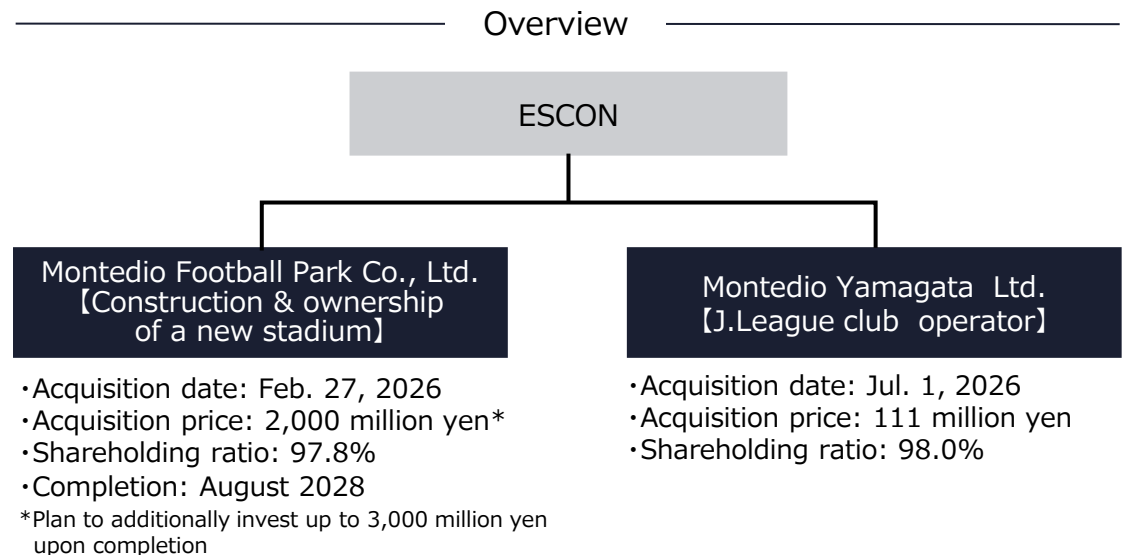
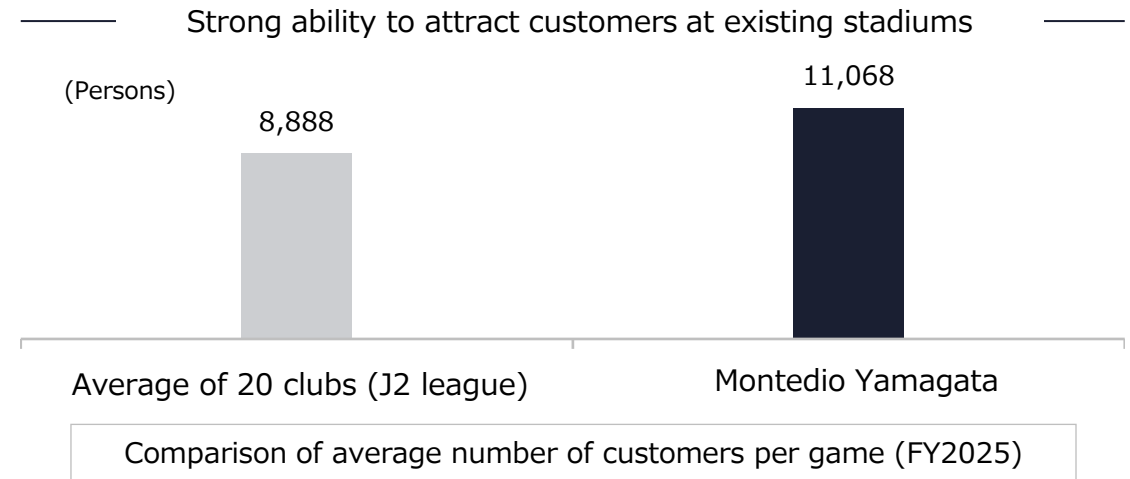
7. Appendix

ES-CON Group's Businesses & Financial Trends

	Condominiums and detached houses	Income-producing properties	Urban development projects and overseas business
One-off revenue businesses	Condominiums for sale Le JADE Grand Le JADE DIAMAS Detached houses ES-CON Home ES-CON CRAFT ES CON HOME ES CON CRAFT	Rental residences TOPAZ Community-based retail facilities tonarie Hotel Logistics facilities LOGITRES Offices etc. Land readjustment projects etc.	Urban development/mixed-used development projects Development Centered on Sports Facilities •Hokkaido Ballpark F Village •JR Kitahiroshima Station West Exit area •Montedio Yamagata Ltd., •Montedio Football Park Co., Ltd, etc. Development in the Chubu Region •Kariya City, Aichi •Toyota City, Aichi •Former Nagoya Racecourse site Development in Suburban Areas and Regional Cities •JR Shin-Omura Station area, Nagasaki •Kasuga City, Fukuoka •Tsukuba Station area, Ibaraki •Fujishirodai, Suita City, Osaka Overseas business Hawaii, United States Mainland United States Thailand
Recurring-revenue businesses	Condominium management ES-CON LIVING SERVICE ES CON LIVING SERVICE	Real estate leasing Picasso Group, Shijo Omiya Building, Shiba Real Estate, etc. picasso 四条大宮ビル Property management ES-CON PROPERTY ES CON PROPERTY Asset management (Listed REIT, private funds) ESCON JAPAN REIT Investment Corporation ES-CON INVESTMENT PARTNERS ES CON ASSET MANAGEMENT ES CON INVESTMENT PARTNERS	

Sports-Centered Urban Development: New Soccer Stadium and Surrounding Area Development (Tendo City, Yamagata)

We have decided to **invest in the construction business of a new stadium of J.League Club “Montedio Yamagata”** and make **the club operator a consolidated subsidiary**. We will promote **sustainable urban development centered on sports in local community** by integrating stadium development (tangible aspect) and club operations (intangible aspect).



Completed Projects: Mixed-use Development and Redevelopment

Mixed-use Development



Kasuga Forest City(Kasuga City, Fukuoka)

- Retail area *Sold to EJIR
- Detached house development area, etc.



SAKURA MIRAI SHIN ŌMURA (Omura City, Nagasaki)

- Le JADE Shin Omura Station Front/Parkside (Condominium)
- Retail facilities



TSUNAGU GARDEN Senri Fujishirodai(Suita City, Osaka)

- Le JADE City Senri-Fujishirodai (Condominium)
- Commercial & Medical Facilities, Detached Homes, Parks, etc.

Conversion of aging retail facilities



Yamatotakada City, Nara

- Retail facility *Sold to EJIR
- Le JADE Yamatotakada Station Front (Condominium)



Tsukuba City, Ibaraki

- Retail facility
- Le Jade Tsukuba Station Front (Condominium)

Offer a wide range of properties from a flagship brand Le JADE to high-end residences with great scarcity value, targeting first-time buyers and other owner-occupiers as the primary segment. Provide unique condominiums based on our capability to conceptualize non-uniform properties that brings out the underlying value of property locations.



Le JADE Minoh-Semba South Residence
(Minoh City, Osaka)



Grand Le JADE Mishuku-dori
(Setagaya Ward, Tokyo)



■ High-end residences



DIAMAS Hayama
(Miura District, Kanagawa)



ØST Residence Karuizawa



SEVENS VILLA Karuizawa
(Karuizawa Town, Kitasaku District, Nagano)



ØST Garden Karuizawa

Leverage expertise we have accumulated in the condominium sales business for the leasing business.
Launched a dedicated brand for rental residences TOPAZ that features architectural design in 2023.



TOPAZ Shin-Okachimachi (Taito Ward, Tokyo)* Already sold



■ Sold to Group Private Fund (EIP)



TOPAZ Esaka (Suita City, Osaka)



TOPAZ Hon-Atsugi (Atsugi City, Kanagawa)



TOPAZ Machida (Machida City, Tokyo)

Neighborhood Retail Facilities

Develop and redevelop core Neighborhood Retail Facilities, primarily under the "tonarie" brand, to meet the needs of local communities. Engage in various mixed-use developments that integrate housing projects, enhancing daily convenience and revitalizing local communities.



tonarie Kitahiroshima
(Kitahiroshima City, Hokkaido)*Currently owned



tonarie Yamato-Takada
(Yamatotakada City, Nara)*Sold to EJR



■ Currently owned properties



tonarie Minamisenri Annex
(Suita City, Osaka)



tonarie Utsunomiya
(Utsunomiya City, Tochigi)



tonarie Tsukuba Square
(Tsukuba City, Ibaraki)



tonarie Yokkaichi
(Yokkaichi City, Mie)



tonarie Fujimino
(Fujimino City, Saitama)



tonarie medical
Himeji Yumesakigawa
(Himeji City, Hyogo)

■ Properties sold to ESCON JAPAN REIT



tonarie Minamisenri
(Suita City, Osaka)



tonarie Toga-Mikita
(Sakai City, Osaka)



tonarie Hoshida
(Katano City, Osaka)



tonarie Seiwadai
(Kawanishi City, Hyogo)

■ 外部売却

Developments are currently underway, centered on projects in Hokkaido.

Ongoing hotel development projects include those in Sapporo City, in addition to projects in areas around Hokkaido Ballpark and JR Kitahiroshima Station.



Hotel DAHWA
(Tentative) Hokkaido Ballpark Hotel Project
(Kitahiroshima City, Hokkaido) *Under development



RANDOR HOTEL SAPPORO HERITAGE
(Sapporo City, Hokkaido)
*Currently owned



■ Currently owned properties and properties under development (Excerpt)



ES-CON Field Hokkaido Hotel
Kitahiroshimaekimae
(Kitahiroshima City, Hokkaido)



Hotel LiVEMAX Hakata Nakasu
(Hakata Ward, Fukuoka City)



(Tentative) Chuo-ku Minami 6-Jo,
Nishi 4-Chome Project
(Sapporo City, Hokkaido)



HIYORI HOTEL Flex
Osaka Dotonbori
(Chuo Ward, Osaka City)

■ Properties already sold (Excerpt)



Bespoke Hotel Shinsaibashi
(Chuo Ward, Osaka City)



Hotel LiVEMAX
Tokyo Bakurocho
(Chuo Ward, Tokyo)



HOTEL the M Kanazawa UAN
(Kanazawa City, Ishikawa)



Hotel WBF
Yodoyabashi Minami
(Chuo Ward, Osaka City)



Nest Hotel
Tokyo Hanzomon
(Chiyoda Ward, Tokyo)



seven x seven Itoshima
(Itoshima City, Fukuoka)

Select facility locations with excellent regional characteristics and transportation access, placing LOGITRES at the core.
Develop logistics facilities with a focus on efficient design.



LOGITRES Tojo II
(Kato City, Hyogo)*Already sold



LOGITRES Narashino Shibazono
(Narashino City, Chiba)*Already sold



■ Properties already sold (Excerpt)



Chitose City Kamiosatsu Logistics Facility Development Project
(Chitose City, Hokkaido)



LOGITRES Sano
(Sano City, Tochigi)



LOGITRES Tojo
(Kato City, Hyogo)



Gifu Hashima City Logistics Facility Development Project
(Hashima City, Gifu)



LOGITRES Chiba Research Park
(Chiba City, Chiba)



LOGITRES Koga Gemboen
(Koga City, Fukuoka)

Invested and participated in development projects in our regions of focus
—Hawaii and California, United States and Bangkok, Thailand.

■ United States (Excerpt) Hawaii



Ālia



Kuilei Place

* Invested in condominium development projects and participated in projects as a sales and marketing partner.



Waikiki Galleria Tower

* Participated in a value-up project.

California



Tower 521 N.Orange



Tower 520 N.Central

*Participated in joint development projects for rental apartments.



■ Thailand



KNIGHTSBRIDGE
SUKHUMVIT THEPHARAK



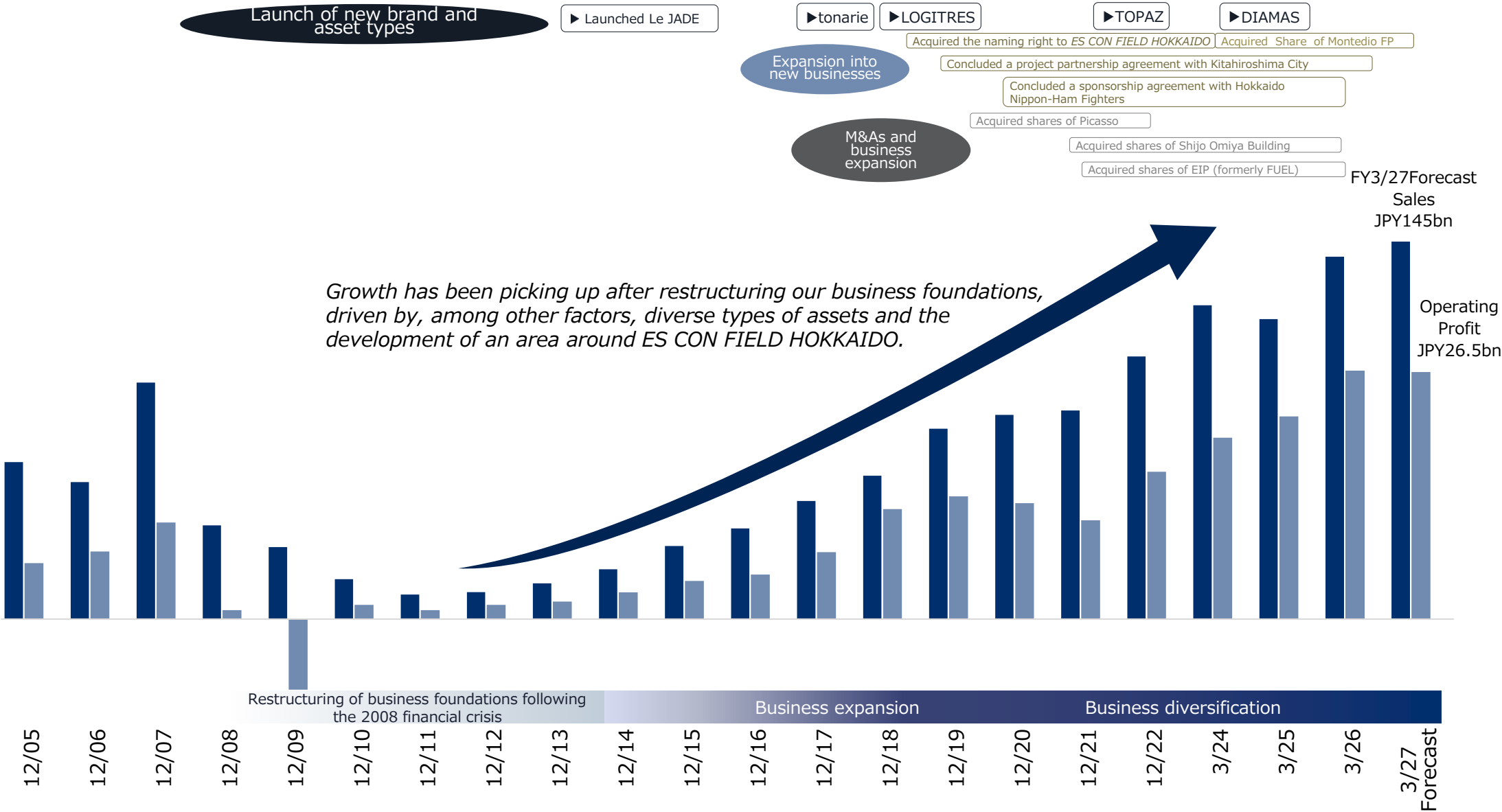
Origin Place
Chaengwattana

*Participated in for-sale condominium development projects.



BRITANIA BANGNA KM.39

*Participated in a detached house development project.



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