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Consolidated Financial Results for the Three Months Ended June 30, 2026 [Japanese GAAP]

July 31, 2026

Company name:	GOLDCREST Co.,Ltd.	Stock exchange listing:	Tokyo
Securities code:	8871		
URL:	https://www.goldcrest.co.jp		
Representative:	Hidetoshi Yasukawa, President and Representative Director		
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Scheduled date to commence dividend payments:
Preparation of supplementary material on financial results: No
Holding of financial results briefing: No

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated Financial Results for the Three Months Ended June 30, 2026(April 1, 2026 to June 30, 2026)

(1) Consolidated Operating Results (Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Three months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2026	17,143	59.4	8,868	132.2	8,494	128.6	5,822	133.2
June 30, 2025	10,758	59.6	3,819	115.7	3,715	119.9	2,496	114.2

(Note) Comprehensive income: Three months ended June 30, 2026: ¥ 5,833 million [133.5 %]
Three months ended June 30, 2025: ¥ 2,498 million [113.9 %]

	Basic earnings per share	Diluted earnings per share
Three months ended	Yen	Yen
June 30, 2026	175.19	-
June 30, 2025	75.12	-

(2) Consolidated Financial Position

	Total assets	Net assets	Capital adequacy ratio
As of	Millions of yen	Millions of yen	%
June 30, 2026	324,617	140,155	43.2
March 31, 2026	323,030	135,982	42.1

(Reference) Equity: As of June 30, 2026: ¥ 140,155 million
As of March 31, 2026: ¥ 135,982 million

2. Dividends

	Annual dividends				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2026	-	50.00	-	50.00	100.00
Fiscal year ending March 31, 2027	-				
Fiscal year ending March 31, 2027 (Forecast)		80.00	-	80.00	160.00

(Note) Revision to the forecast for dividends announced most recently: No

3. Consolidated Financial Results Forecast for the Fiscal Year Ending March 31, 2027(April 1, 2026 to March 31, 2027)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	42,000	37.9	15,900	78.5	14,200	65.9	9,500	62.0	285.84

(Note) Revision to the financial results forecast announced most recently: No

* Notes:

(1) Significant changes in the scope of consolidation during the period: No

Newly included:	-	(Company name: —)
Excluded:	-	(Company name: —)

(2) Adoption of accounting treatment specific to the preparation of semi-annual consolidated financial statements: No

(3) Changes in accounting policies, changes in accounting estimates, and restatement

1) Changes in accounting policies due to revisions to accounting standards and other regulations:	No
2) Changes in accounting policies due to other reasons:	No
3) Changes in accounting estimates:	No
4) Restatement:	No

(4) Number of issued shares (common shares)

1) Total number of issued shares at the end of the period (including treasury shares):

June 30, 2026:	35,784,000 shares
March 31, 2026:	35,784,000 shares

2) Number of treasury shares at the end of the period:

June 30, 2026:	2,548,943 shares
March 31, 2026:	2,548,943 shares

3) Average number of shares outstanding during the period:

Three months ended June 30, 2026:	33,235,057 shares
Three months ended June 30, 2025:	33,235,062 shares

* Review of the Japanese-language originals of the attached consolidated quarterly financial statements by certified public accountants or an audit firm: No

* Proper use of earnings forecasts, and other special matters

The earnings forecasts and other forward-looking statements herein are based on information currently available to the Company and on certain assumptions deemed to be reasonable, and do not constitute guarantees by the Company of future performance. Actual results may differ materially from the forecast depending on a range of factors.

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1. Qualitative Information on Quarterly Financial Results

(1) Explanation of Operating Results

During the three months ended June 30, 2026, the Japanese economy continued its gradual recovery trend, with sign of a rebound in personal consumption and improvements in employment and personal income environment. Meanwhile, the outlook remains uncertain due to factors such as the impact of rising prices on personal consumption, fluctuations in financial and capital markets, and the impact of the situation in the Middle East.

In the market for new condominiums for sale in the Tokyo metropolitan area, where the Company primarily operates, the number of units supplied has remained at a low level as selling prices have risen due to soaring construction costs and other factors. Furthermore, rising mortgage interest rates are contributing to a cautious attitude towards homeownership. However, demand has remained firm, especially among individuals seeking residential property for their own use, against the backdrop of various housing acquisition support policies.

In this environment, the Company strove to selectively acquire sites that have good potential for profit and supplied high-quality, highly competitive new condominiums for sale, mainly in central Tokyo.

As a result, net sales, operating profit, ordinary profit, and profit attributable to owners of parent for the three months ended June 30, 2026 were 17,143 million yen (up 59.4% year on year), 8,868 million yen (up 132.2% year on year), 8,494 million yen (up 128.6% year on year), and 5,822 million yen (up 133.2% year on year), respectively.

Segment results are as follows.

Segment	Net sales (Millions of yen)	Composition (%)
Real Estate Sales Business	13,990	81.6
Real Estate Leasing Business	1,066	6.2
Real Estate Management Business	1,180	6.9
Hotel Business	858	5.0
Other	47	0.3
Total	17,143	100.0

(Real Estate Sales Business)

In the real estate sales business, net sales were 13,990 million yen (up 67.3% year on year).

(Real Estate Leasing Business)

In the real estate leasing business, net sales were 1,066 million yen (up 56.6% year on year).

(Real Estate Management Business)

In the real estate management business, net sales were 1,180 million yen (up 36.7% year on year).

(Hotel Business)

In the hotel business, net sales were 858 million yen (up 12.1% year on year).

(Other)

In other businesses, net sales of other incidental businesses amounted to 47 million yen (down 44.4% year on year).

(2) Explanation of Financial Position

As of June 30, 2026, total assets amounted to 324,617 million yen, total liabilities amounted to 184,461 million yen, and total net assets amounted to 140,155 million yen.

As of June 30, 2026, equity amounted to 140,155 million yen and the equity-to-asset ratio was 43.2%.

(3) Explanation of Consolidated Financial Results Forecast and Other Forward-looking Information

The consolidated financial results forecast for the fiscal year ending March 31, 2027 remains unchanged from that announced on May 14, 2026.

2. Quarterly Consolidated Financial Statements and Principal Notes

Quarterly Consolidated Financial Statements

(1) Quarterly Consolidated Balance Sheets

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	58,423	63,175
Accounts receivable - trade	700	947
Real estate for sale	14,511	13,784
Real estate for sale in process	93,581	90,506
Other	1,559	1,792
Total current assets	168,776	170,207
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	23,528	23,310
Land	110,412	110,743
Other, net	70	70
Total property, plant and equipment	134,011	134,124
Intangible assets		
Software	27	25
Other	20	20
Total intangible assets	47	46
Investments and other assets	20,194	20,239
Total non-current assets	154,254	154,410
Total assets	323,030	324,617
Liabilities		
Current liabilities		
Notes and accounts payable - trade	4,386	1,920
Current portion of long-term borrowings	100	100
Income taxes payable	2,071	2,632
Advances received	2,247	1,622
Provision for bonuses	73	11
Other	1,326	1,218
Total current liabilities	10,205	7,505
Non-current liabilities		
Long-term borrowings	168,425	168,400
Deferred tax liabilities	4,604	4,613
Provision for retirement benefits for directors (and other officers)	1,074	1,157
Retirement benefit liability	265	294
Other	2,473	2,490
Total non-current liabilities	176,842	176,956
Total liabilities	187,048	184,461
Net assets		
Shareholders' equity		
Share capital	12,499	12,499
Capital surplus	12,372	12,372
Retained earnings	115,657	119,819
Treasury shares	(4,543)	(4,543)
Total shareholders' equity	135,984	140,147
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(2)	(8)
Total accumulated other comprehensive income	(2)	(8)
Total net assets	135,982	140,155
Total liabilities and net assets	323,030	324,617

(2) Quarterly Consolidated Statements of Income and Comprehensive Income

(Millions of yen)

	For the three months ended June 30, 2025	For the three months ended June 30, 2026
Net sales	10,758	17,143
Cost of sales	5,174	6,114
Gross profit	5,583	11,029
Selling, general and administrative expenses	1,764	2,160
Operating profit	3,819	8,868
Non-operating income		
Interest income	2	4
Dividend income	0	0
Contract income	4	-
Rent income of facilities	0	1
Share of profit of entities accounted for using equity method	131	131
Other	8	6
Total non-operating income	148	143
Non-operating expenses		
Interest expenses	230	518
Other	22	-
Total non-operating expenses	252	518
Ordinary profit	3,715	8,494
Profit before income taxes	3,715	8,494
Income taxes - current	1,075	2,850
Income taxes - deferred	142	(179)
Total income taxes	1,218	2,671
Profit	2,496	5,822
Profit attributable to owners of parent	2,496	5,822

(Millions of yen)

	For the three months ended June 30, 2025	For the three months ended June 30, 2026
Profit	2,496	5,822
Other comprehensive income		
Valuation difference on available-for-sale securities	2	10
Total other comprehensive income	2	10
Comprehensive income	2,498	5,833
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	2,498	5,833
Comprehensive income attributable to non-controlling interests	-	-

(3) Notes to Quarterly Consolidated Financial Statements

(Notes on going concern assumption)

Not applicable.

(Notes in case of significant changes in shareholders' equity)

Not applicable.

(Segment information, etc.)

[Segment information]

For the three months ended June 30, 2025 (from April 1, 2025 to June 30, 2025)

1. Information on net sales and profit (loss) by reportable segment

(Millions of yen)

	Reportable segment					Other (Note)	Total
	Real Estate Sales Business	Real Estate Leasing Business	Real Estate Management Business	Hotel Business	Total		
Net sales							
Revenue from contracts with customers	8,361	—	863	766	9,991	84	10,075
Other revenue	—	682	—	—	682	—	682
Net sales to outside customers	8,361	682	863	766	10,673	84	10,758
Inter-segment net sales or transfers	—	92	13	—	106	111	218
Total	8,361	775	877	766	10,780	196	10,976
Segment profit	3,222	325	41	102	3,692	119	3,812

(Note) "Other" is a business segment not included in the reportable segments and includes other incidental businesses.

2. Difference between total profit or loss of the reportable segments and the amount recorded in the quarterly consolidated statements of income, and major components thereof (matters concerning difference adjustment)

(Millions of yen)

Profit	Amount
Total of reportable segments	3,692
Profit in the "Other" category	119
Elimination of inter-segment transactions	6
Operating profit in the quarterly consolidated statements of income	3,819

For the three months ended June 30, 2026 (from April 1, 2026 to June 30, 2026)

1. Information on net sales and profit (loss) by reportable segment

(Millions of yen)

	Reportable segment					Other (Note)	Total
	Real Estate Sales Business	Real Estate Leasing Business	Real Estate Management Business	Hotel Business	Total		
Net sales							
Revenue from contracts with customers	13,990	—	1,180	858	16,029	47	16,077
Other revenue	—	1,066	—	—	1,066	—	1,066
Net sales to outside customers	13,990	1,066	1,180	858	17,096	47	17,143
Inter-segment net sales or transfers	—	244	2	0	247	53	301
Total	13,990	1,310	1,183	858	17,343	101	17,445
Segment profit	8,066	731	67	114	8,981	29	9,011

(Note) "Other" is a business segment not included in the reportable segments and includes other incidental businesses.

2. Difference between total profit or loss of the reportable segments and the amount recorded in the quarterly consolidated statements of income, and major components thereof (matters concerning difference adjustment)

(Millions of yen)

Profit	Amount
Total of reportable segments	8,981
Profit in the "Other" category	29
Elimination of inter-segment transactions	(142)
Operating profit in the quarterly consolidated statements of income	8,868

(Notes to consolidated statements of cash flows)

No quarterly consolidated statements of cash flows for the three months ended June 30, 2026 has been prepared. Depreciation (including amortization of intangible assets excluding goodwill) for the three months ended June 30, 2026 are as follows.

	Three months ended June 30, 2025 (From April 1, 2025 to June 30, 2025)	Three months ended June 30, 2026 (From April 1, 2026 to June 30, 2026)
Depreciation	238 million yen	309 million yen

3. Supplementary Information

Status of the new condominium sales business

1. Condominium units delivered

Classification	For the three months ended June 30, 2025		For the three months ended June 30, 2026		For the fiscal year ended March 31, 2026	
	Number of units	Amount (Millions of yen)	Number of units	Amount (Millions of yen)	Number of units	Amount (Millions of yen)
New condominium sales business	130	8,361	21	1,484	304	20,576

2. Condominium units sold

Classification	For the three months ended June 30, 2025		For the three months ended June 30, 2026		For the fiscal year ended March 31, 2026	
	Number of units	Amount (Millions of yen)	Number of units	Amount (Millions of yen)	Number of units	Amount (Millions of yen)
New condominium sales business	86	7,422	45	3,744	398	34,960

3. Backlog

Classification	As of June 30, 2025		As of June 30, 2026		As of March 31, 2026	
	Number of units	Amount (Millions of yen)	Number of units	Amount (Millions of yen)	Number of units	Amount (Millions of yen)
New condominium sales business	141	11,026	303	28,608	279	26,348