Translation

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Summary of Consolidated Financial Results for the Six Months Ended September 30, 2024 (Based on Japanese GAAP)

November 8, 2024

Company name: OpenDoor Inc.
Stock exchange listing: Tokyo
Stock code: 3926 URL https://www.opendoor.co.jp/
Representative: President and CEO Daisuke Sekine
Inquiries: CFO Hideaki Suzuki TEL 03-5545-7215
Scheduled date to file Semi-annual Securities Report: November 8, 2024
Scheduled date to commence dividend payments: –
Preparation of supplementary material on financial results: Yes
Holding of financial results meeting: Yes (for institutional investors and analysts)

(Amounts less than one million yen are rounded down)

1. Consolidated financial results for the six months ended September 30, 2024 (from April 1, 2024 to September 30, 2024)

(1) Consolidated operating results (cumulative) Percentages indicate year-on-year changes

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ended September 30, 2024	1,268	(9.6)	(1)	–	(4)	–	(12)	–
Six months ended September 30, 2023	1,403	45.4	131	–	136	–	73	–

	Earnings per share	Diluted earnings per share
	Yen	Yen
Six months ended September 30, 2024	(0.40)	–
Six months ended September 30, 2023	2.37	2.37

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Millions of yen	Millions of yen	%
As of September 30, 2024	5,283	4,813	90.8
As of March 31, 2024	5,663	5,111	90.0

2. Cash dividends

	Annual dividends per share				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Year ended March 31, 2024	–	0.00	–	0.00	0.00
Year ending March 31, 2025	–	0.00			
Year ending March 31, 2025 (Forecast)			–	0.00	0.00

3. Notes

(1) Significant changes in the scope of consolidation during the six months ended September 30, 2024: No

(2) Application of special accounting methods for preparing semi-annual consolidated financial statements: No

(3) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements

Changes in accounting policies due to revisions to accounting standards and other regulations:	No
Changes in accounting policies due to other reasons:	No
Changes in accounting estimates:	No
Restatement of prior period financial statements:	No

(4) Number of issued shares (common shares)

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

As of September 30, 2024	31,260,000 shares	As of March 31, 2024	31,260,000 shares

Number of treasury shares at the end of the period

As of September 30, 2024	246,501 shares	As of March 31, 2024	246,470 shares

Average number of shares during the period (cumulative from the beginning of the fiscal year)

Six months ended September 30, 2024	31,013,517 shares	Six months ended September 30, 2023	31,013,570 shares

Semi-annual consolidated financial statements
Consolidated balance sheets

(Thousands of yen)

	As of March 31, 2024	As of September 30, 2024
Assets		
Current assets		
Cash and deposits	2,626,415	2,469,650
Accounts receivable trade and contract assets	404,212	513,989
Income taxes refund receivable	17,711	–
Other	161,855	235,844
Allowance for doubtful accounts	(39)	(102)
Total current assets	3,210,155	3,219,382
Non-current assets		
Property, plant and equipment	58,548	54,604
Intangible assets	1,663	1,503
Investments and other assets		
Investment securities	2,066,450	1,652,340
Deferred tax assets	9,689	14,744
Other	316,862	340,495
Total investments and other assets	2,393,002	2,007,579
Total non-current assets	2,453,214	2,063,688
Total assets	5,663,370	5,283,070
Liabilities		
Current liabilities		
Accounts payable - trade	98,982	147,445
Income taxes payable	19,005	22,894
Other	220,365	213,099
Total current liabilities	338,353	383,439
Non-current liabilities		
Deferred tax liabilities	170,741	43,941
Asset retirement obligations	40,400	40,400
Other	2,200	2,200
Total non-current liabilities	213,341	86,541
Total liabilities	551,694	469,980
Net assets		
Shareholders' equity		
Share capital	648,292	648,292
Capital surplus	473,388	473,388
Retained earnings	3,606,458	3,594,072
Treasury shares	(17,644)	(17,666)
Total shareholders' equity	4,710,494	4,698,086
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	386,872	99,563
Total accumulated other comprehensive income	386,872	99,563
Share acquisition rights	14,308	15,439
Total net assets	5,111,675	4,813,089
Total liabilities and net assets	5,663,370	5,283,070

Consolidated statements of income (cumulative) and consolidated statements of comprehensive income (cumulative)

Consolidated statements of income (cumulative)

(Thousands of yen)

	Six months ended September 30, 2023	Six months ended September 30, 2024
Net sales	1,403,068	1,268,489
Cost of sales	456,468	486,969
Gross profit	946,600	781,520
Selling, general and administrative expenses	815,281	783,047
Operating profit (loss)	131,318	(1,526)
Non-operating income		
Foreign exchange gains	763	–
Subsidy income	4,706	–
Interest on tax refund	–	137
Other	23	52
Total non-operating income	5,493	189
Non-operating expenses		
Foreign exchange losses	–	2,754
Total non-operating expenses	–	2,754
Ordinary profit (loss)	136,811	(4,092)
Extraordinary income		
Gain on reversal of share acquisition rights	–	266
Total extraordinary income	–	266
Profit (loss) before income taxes	136,811	(3,825)
Income taxes - current	63,216	13,614
Income taxes - deferred	55	(5,054)
Total income taxes	63,271	8,560
Profit (loss)	73,539	(12,385)
Profit (loss) attributable to owners of parent	73,539	(12,385)

Consolidated statements of comprehensive income (cumulative)

(Thousands of yen)

	Six months ended September 30, 2023	Six months ended September 30, 2024
Profit (loss)	73,539	(12,385)
Other comprehensive income		
Valuation difference on available-for-sale securities	(517,713)	(287,309)
Total other comprehensive income	(517,713)	(287,309)
Comprehensive income	(444,173)	(299,695)
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	(444,173)	(299,695)

Consolidated statements of cash flows

(Thousands of yen)

	Six months ended September 30, 2023	Six months ended September 30, 2024
Cash flows from operating activities		
Profit (loss) before income taxes	136,811	(3,825)
Depreciation	11,636	13,275
Increase (decrease) in allowance for doubtful accounts	(11)	63
Increase (decrease) in provision for shareholder benefit program	–	(17,349)
Interest and dividend income	(0)	(9)
Subsidy income	(4,706)	–
Foreign exchange losses (gains)	(164)	–
Gain on reversal of share acquisition rights	–	(266)
Decrease (increase) in trade receivables	(124,041)	(109,776)
Increase (decrease) in trade payables	52,384	48,462
Other, net	2,901	9,703
Subtotal	74,809	(59,724)
Interest and dividends received	0	9
Subsidies received	4,706	–
Income taxes paid	(42,942)	(11,513)
Income taxes refund	0	17,711
Net cash provided by (used in) operating activities	36,574	(53,516)
Cash flows from investing activities		
Purchase of property, plant and equipment	(9,389)	(637)
Purchase of intangible assets	(1,600)	–
Other, net	(2,589)	(2,589)
Net cash provided by (used in) investing activities	(13,579)	(3,227)
Cash flows from financing activities		
Purchase of treasury shares	–	(21)
Net cash provided by (used in) financing activities	–	(21)
Net increase (decrease) in cash and cash equivalents	22,994	(56,765)
Cash and cash equivalents at beginning of period	2,987,525	2,626,415
Cash and cash equivalents at end of period	3,010,520	2,569,650