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November 9, 2026

Consolidated Financial Results for the First Six Months of the Fiscal Year Ending March 31, 2027 <under Japanese GAAP>

Company name: **KATITAS Co., Ltd.** Listing: Tokyo Stock Exchange
Securities code: 8919 URL: https://katitas.co.jp/en
Representative: Katsutoshi Arai, President and CEO
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TEL: +81-3-5542-3882 (from overseas)
Scheduled date to file semi-annual securities report: November 11, 2026
Scheduled date to commence dividend payments: November 25, 2026
Preparation of supplementary material on financial results: Yes
Holding of financial results presentation meeting: Yes (for institutional investors)

(Millions of yen with fractional amounts discarded, unless otherwise noted)

1. Consolidated financial results for the first six months of the fiscal year ending March 31, 2027 (from April 1, 2026 to September 30, 2026)

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

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
September 30, 2026	89,987	24.3	11,454	27.1	11,140	26.8	7,608	27.1
September 30, 2025	72,415	13.1	9,010	32.1	8,784	32.0	5,986	32.0

Note: Comprehensive income Six months ended September 30, 2026: ¥7,608 million [27.1%]
Six months ended September 30, 2025: ¥5,986 million [32.0%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
September 30, 2026	97.21	97.20
September 30, 2025	76.56	76.53

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
September 30, 2026	111,007	57,559	51.9
March 31, 2026	93,245	53,059	56.9

Reference: Equity As of September 30, 2026: ¥57,559 million
As of March 31, 2026: ¥53,059 million

2. Dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2026	–	39.00	–	41.00	80.00
Fiscal year ending March 31, 2027	–	45.00			
Fiscal year ending March 31, 2027 (Forecast)			–	45.00	90.00

Note: Revisions to the forecasts of dividends most recently announced: None

3. Consolidated earnings forecasts for the fiscal year ending March 31, 2027 (from 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
Fiscal year ending March 31, 2027	177,400	16.8	21,000	14.9	20,000	12.3	14,000	12.3	178.93

Note: Revisions to the earnings forecasts most recently announced: None

* Notes

(1) Significant changes in the scope of consolidation during the period: None

(2) Application of special accounting for preparing semi-annual consolidated financial statements: None

(3) Changes in accounting policies, changes in accounting estimates, and restatement
- a. Changes in accounting policies in accordance with changes in accounting standards, etc.: None
- b. Changes in accounting policies due to other reasons: None
- c. Changes in accounting estimates: None
- d. Restatement: None

(4) Number of issued shares (common shares)
- a. Total number of issued shares at the end of the period (including treasury shares)
  As of September 30, 2026 78,650,640 shares As of March 31, 2026 78,650,640 shares
- b. Number of treasury shares at the end of the period
  As of September 30, 2026 355,888 shares As of March 31, 2026 409,434 shares
- c. Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)
  Six months ended September 30, 2026 78,265,091 shares Six months ended September 30, 2025 78,203,655 shares

*** Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit corporation.**

*** Proper use of earnings forecasts, and other special matters**

Caution regarding forward-looking statements and others

The forward-looking statements, including earnings forecasts, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. Consequently, the statements herein do not constitute assurances regarding the Company's actual results. Actual financial and other results may differ substantially from the statements herein due to various factors. Please refer to "1. Overview of operating results, (3) Explanation regarding consolidated earnings forecasts and other forward-looking statements" on page 3 of the attached materials for the suppositions that form the assumptions for the earnings forecasts and cautions regarding the use of the earnings forecasts.

Means of access to supplementary material on financial results

The Company plans to hold financial results presentation meeting for institutional investors on Monday, November 9, 2026.
The supplementary materials used for the financial results briefing on this date is to be posted on the Company's website promptly after the briefing has concluded.

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1. Overview of operating results

(1) Overview of operating results in the period

During the first six months under review, the Japanese economy showed a gradual recovery trend amid continued improvements in corporate earnings, employment and income conditions. However, the economic outlook remains uncertain due to the impact of price increases on personal consumption, fluctuations in financial and capital markets, and developments concerning the situation in the Middle East.

Under these circumstances, the Group aims to provide a “Fourth Option” as an alternative to newly built, “as-is” pre-owned, and rental houses, mainly targeting the middle- and lower-income market. We deal with older pre-owned single-family detached houses that competitors find challenging to bring to market. We add value by refurbishing properties that are difficult to live in as they are, and sell them to customers.

In terms of sales, by providing products that meet the desire to buy inexpensive, high-quality houses against the backdrop of changes in diversifying family compositions, the number of homes sold has remained strong. Specifically, we have steadily maintained the number of inquiries by providing housing that meets customer needs through offering more affordable housing to non-family segments and expanding the product lineup for customers considering new homes. In addition, as a structural factor, due to the increase in construction costs against the backdrop of the rise in prices and stronger environmental regulations, the selling prices of new homes have surged. As a result of an improvement in the price competitiveness of the used housing provided by the Group, the number of homes sold amounted to 4,795, an increase of 18.0% year on year.

In terms of purchases, the Company’s policy is to carefully assess the risks associated with used housing and selectively acquire properties that can be rehabilitated and will ensure profitability. Under such circumstances, the number of purchases amounted to 5,515, an increase of 16.4% year on year as a result of increasing the level of purchasing activity for the purpose of achieving growth rates greater than ever before. Consequently, real estate for sale and real estate for sale in process increased by 18.7% compared to the end of the previous fiscal year, ensuring that the inventory level is secured for stable growth.

In terms of profit, although the gross profit per property increased year on year, the gross margin decreased 0.5 percentage points year on year as a result of sales prices rising at a faster rate than the gross profit per property. Selling, general and administrative expenses rose 15.2% year on year, as a result of higher personnel expenses and recruitment expenses due to continued investment in human resources for future stable growth.

As a result, in the first six months under review, net sales were ¥89,987 million, up 24.3% year on year, operating profit was ¥11,454 million, up 27.1% year on year, ordinary profit was ¥11,140 million, up 26.8% year on year and profit attributable to owners of parent was ¥7,608 million, up 27.1% year on year.

The Group’s sole reportable segment is the “used housing refurbishing and remodeling business.” Other businesses have been omitted due to a lack of materiality.

In addition, there were no casualties to Group employees from the 2026 Kumamoto Earthquake that occurred on July 28, 2026. Meanwhile, due to damages to some of the Group’s properties and facilities, including partial damage and destruction, the Group has recorded extraordinary losses of ¥36 million related to said damage.

(2) Overview of financial position in the period

(i) Assets, liabilities and net assets

(Current assets)

Current assets as of September 30, 2026 amounted to ¥108,416 million, an increase of ¥17,795 million compared to ¥90,620 million at the end of the previous fiscal year. This was mainly due to increases of ¥2,511 million in cash and deposits and ¥15,189 million in real estate for sale and real estate for sale in process.

(Non-current assets)

Non-current assets as of September 30, 2026 amounted to ¥2,591 million, a decrease of ¥33 million compared to ¥2,624 million at the end of the previous fiscal year. This was mainly due to decreases of ¥28 million in investments and other assets and ¥6 million in intangible assets, despite an increase of ¥1 million in property, plant and equipment.

(Current liabilities)
Current liabilities as of September 30, 2026 amounted to ¥45,370 million, an increase of ¥13,262 million compared to ¥32,108 million at the end of the previous fiscal year. This was mainly due to increases of ¥83 million in income taxes payable, ¥369 million in accounts payable - trade, ¥130 million in accrued consumption taxes and ¥13,000 million in short-term borrowings, despite a decrease of ¥353 million in provision for bonuses.

(Non-current liabilities)
Non-current liabilities as of September 30, 2026 amounted to ¥8,077 million, an increase of ¥0 million compared to ¥8,077 million at the end of the previous fiscal year. This was mainly due to an increase of ¥0 million in other non-current liabilities.

(Net assets)
Net assets as of September 30, 2026 amounted to ¥57,559 million, an increase of ¥4,500 million compared to ¥53,059 million at the end of the previous fiscal year. This was mainly due to the recording of ¥7,608 million in profit attributable to owners of parent while paying out dividends of surplus of ¥3,207 million. As a result, the equity-to-asset ratio was 51.9%.

(ii) Cash flows
The balance of cash and cash equivalents (hereinafter, "cash") as of September 30, 2026 increased by ¥2,511 million from the end of the previous fiscal year to ¥10,739 million.
The situation and factors related to cash flows for the first six months under review are as follows.

(Cash flows from operating activities)
Net cash used in operating activities was ¥7,247 million during the six months ended September 30, 2026, up 101.1% from the same period of the previous fiscal year. This was mainly due to an increase in inventories of ¥15,182 million, income taxes paid of ¥3,374 million, a decrease in provision for bonuses of ¥353 million, and interest paid of ¥332 million, while recording ¥11,117 million in profit before income taxes.

(Cash flows from investing activities)
Net cash used in investing activities was ¥52 million during the six months ended September 30, 2026, up 0.5% from the same period of the previous fiscal year. This was mainly due to purchase of property, plant and equipment of ¥62 million and purchase of intangible assets of ¥17 million.

(Cash flows from financing activities)
Net cash provided by financing activities was ¥9,811 million during the six months ended September 30, 2026, compared to net cash used in financing activities of ¥2,190 million in the same period of the previous fiscal year. This was mainly due to a net increase in short-term borrowings of ¥13,000 million, despite the recording of ¥3,197 million in dividends paid.

(3) Explanation regarding consolidated earnings forecasts and other forward-looking statements
There are no changes to the consolidated earnings forecasts for the full year for the fiscal year ending March 31, 2027 announced in the "Consolidated Financial Results for the Fiscal Year Ended March 31, 2026" on May 8, 2026.
In addition, for details regarding the tender offer bid for Toubujyuhan Co., Ltd. announced on October 13, 2026, please refer to "Announcement of Commencement of Tender Offer Bid for Shares in Toubujyuhan Co., Ltd. (Securities Code: 3297)" on the Company's website or "2. Semi-annual consolidated financial statements and significant notes thereto, (4) Notes to the semi-annual consolidated financial statements, Notes on significant

subsequent events” on page 10 of the attached materials. Furthermore, the impact of the tender offer bid on the consolidated earnings forecasts for the current fiscal year is still under review. Going forward, if a revision to the earnings forecasts or other matters that should be disclosed arise, they will be announced promptly.

2. Semi-annual consolidated financial statements and significant notes thereto

(1) Semi-annual consolidated balance sheet

(Millions of yen)

	As of March 31, 2026	As of September 30, 2026
Assets		
Current assets		
Cash and deposits	8,228	10,739
Real estate for sale	48,390	59,159
Real estate for sale in process	32,813	37,233
Other	1,190	1,285
Allowance for doubtful accounts	(2)	(2)
Total current assets	90,620	108,416
Non-current assets		
Property, plant and equipment	810	812
Intangible assets	145	139
Investments and other assets		
Other	1,669	1,641
Allowance for doubtful accounts	(1)	(1)
Total investments and other assets	1,668	1,640
Total non-current assets	2,624	2,591
Total assets	93,245	111,007
Liabilities		
Current liabilities		
Accounts payable - trade	5,038	5,408
Income taxes payable	3,527	3,611
Accrued consumption taxes	68	199
Short-term borrowings	–	13,000
Current portion of long-term borrowings	18,500	18,500
Provision for bonuses	780	427
Construction warranty reserve	508	606
Provision for loss on litigation	17	19
Provision for loss on disaster	51	87
Other	3,614	3,510
Total current liabilities	32,108	45,370
Non-current liabilities		
Long-term borrowings	8,000	8,000
Provision for retirement benefits for directors (and other officers)	66	66
Other	11	11
Total non-current liabilities	8,077	8,077
Total liabilities	40,186	53,448
Net assets		
Shareholders' equity		
Share capital	3,778	3,778
Capital surplus	3,850	3,923
Retained earnings	45,625	50,025
Treasury shares	(195)	(168)
Total shareholders' equity	53,059	57,559
Total net assets	53,059	57,559
Total liabilities and net assets	93,245	111,007

(2) Semi-annual consolidated statement of income and semi-annual consolidated statement of comprehensive income

Semi-annual consolidated statement of income

(Millions of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Net sales	72,415	89,987
Cost of sales	55,193	69,071
Gross profit	17,222	20,915
Selling, general and administrative expenses	8,211	9,461
Operating profit	9,010	11,454
Non-operating income		
Commission income	11	28
Insurance claim income	7	–
Income of compensation	2	–
Other	13	20
Total non-operating income	34	49
Non-operating expenses		
Interest expenses	216	344
Other	44	19
Total non-operating expenses	260	363
Ordinary profit	8,784	11,140
Extraordinary income		
Gain on sale of non-current assets	0	15
Total extraordinary income	0	15
Extraordinary losses		
Loss on sale of non-current assets	–	1
Provision for loss on disaster	–	36
Total extraordinary losses	–	38
Profit before income taxes	8,784	11,117
Income taxes - current	2,750	3,450
Income taxes - deferred	47	59
Total income taxes	2,797	3,509
Profit	5,986	7,608
Profit attributable to owners of parent	5,986	7,608

Semi-annual consolidated statement of comprehensive income

(Millions of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Profit	5,986	7,608
Comprehensive income	5,986	7,608
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	5,986	7,608

(3) Semi-annual consolidated statement of cash flows

(Millions of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Cash flows from operating activities		
Profit before income taxes	8,784	11,117
Depreciation	53	63
Increase (decrease) in provision for bonuses	(223)	(353)
Increase (decrease) in construction warranty reserve	61	97
Increase (decrease) in provision for loss on litigation	2	2
Increase (decrease) in provision for loss on disaster	4	36
Interest expenses	216	344
Loss (gain) on sale of property, plant and equipment	(0)	(13)
Share-based payment expenses	34	35
Decrease (increase) in inventories	(9,291)	(15,182)
Increase (decrease) in trade payables	(191)	369
Decrease (increase) in consumption taxes refund receivable	0	166
Increase (decrease) in accrued consumption taxes	(49)	130
Other, net	(256)	(355)
Subtotal	(854)	(3,541)
Interest paid	(209)	(332)
Income taxes paid	(2,540)	(3,374)
Net cash provided by (used in) operating activities	(3,604)	(7,247)
Cash flows from investing activities		
Purchase of property, plant and equipment	(39)	(62)
Proceeds from sale of property, plant and equipment	0	26
Purchase of intangible assets	(12)	(17)
Other, net	(0)	0
Net cash provided by (used in) investing activities	(52)	(52)
Cash flows from financing activities		
Purchase of treasury shares	–	(0)
Dividends paid	(2,188)	(3,197)
Net increase (decrease) in short-term borrowings	–	13,000
Repayments of finance lease liabilities	(1)	–
Proceeds from disposal of treasury shares	–	9
Net cash provided by (used in) financing activities	(2,190)	9,811
Net increase (decrease) in cash and cash equivalents	(5,847)	2,511
Cash and cash equivalents at beginning of period	18,766	8,228
Cash and cash equivalents at end of period	12,919	10,739

(4) Notes to the semi-annual consolidated financial statements

Notes on segment information, etc.

Segment information

I. Six months ended September 30, 2025

The Group's sole reportable segment is the "used housing refurbishing and remodeling business." Other businesses have been omitted due to a lack of materiality.

II. Six months ended September 30, 2026

The Group's sole reportable segment is the "used housing refurbishing and remodeling business." Other businesses have been omitted due to a lack of materiality.

Notes on significant changes in the amount of shareholders' equity

No items to report.

Notes on premise of going concern

No items to report.

Additional information

Regarding ruling on the lawsuit seeking the revocation of the reassessment penalty, etc. filed by a consolidated subsidiary

The Company subsidiary, REPRICE Co., Ltd. (hereinafter, "REPRICE"), filed a lawsuit on March 26, 2025, with the Nagoya District Court seeking the revocation of a Written Notice of Reassessment of Consumption Tax and Local Consumption Tax and a Written Notice of Assessment and Determination Regarding Additional Tax received from the Nagoya Naka Tax Office (hereinafter, the "regional taxation bureau") on April 27, 2023. However, on October 29, 2026, the court issued a judgment dismissing REPRICE's claim. We will carefully review the details of the judgment with our legal representatives and consider our next steps.

In light of the fact that a judgment in a lawsuit involving a similar reassessment penalty, etc. against the Company became final in May 2025, REPRICE has applied the accounting treatment based on the calculation method asserted by the regional taxation bureau since the date the judgment became final and has deducted the amount equivalent to the consumption tax difference from net sales. Therefore, this judgment will have no impact on the Group's consolidated financial results.

Notes on significant subsequent events

Purchase of shares in Toubujyuhan Co., Ltd. through tender offer

The Company has resolved at its board of directors' meeting dated October 13, 2026 to acquire the common shares in Toubujyuhan Co., Ltd. (hereinafter the "Target Company") listed on Tokyo Stock Exchange, Inc. Standard Market and Securities Membership Corporation Fukuoka Stock Exchange Q-Board through the tender offer bid set forth in the Financial Instruments and Exchange Act (Act No. 25 of 1948; including subsequent amendments thereto) (hereinafter the "TOB"), for the purpose of making the Target Company a wholly owned subsidiary of the Company.

1. Purpose of the TOB

By making the Target Company a wholly owned subsidiary, the Company aims to expand procurement opportunities, improve its product capabilities and earning capacity through the sharing of housing refurbishing know-how, expand sales opportunities, and strengthen its management foundation.

2. Outline of the Target Company

Trade name	Toubujyuhan Co., Ltd.
Location	11-46 Hanano-cho, Shimonoseki, Yamaguchi
Title and name of representative	President and Representative Director, Toshihiro Ogino
Business description	Real estate sales, leasing, and other real estate-related businesses
Stated capital	¥302,889 thousand

3. Outline of purchase, etc.

Purpose of TOB	Acquisition of the Target Company as a wholly owned subsidiary of the Tender Offeror
Purchase period	From October 14, 2026 (Wednesday) to December 3, 2026 (Thursday) (35 business days)
Purchase price	¥2,000 per common share
Lower limit on number of share certificates, etc. to be purchased	1,776,600 (shares) (Note 1)
Upper limit on number of share certificates, etc. to be purchased	No upper limit
Target Company's opinion	In favor of the TOB and recommends that shareholders tender their shares
Purchase price	¥5,419,772,000 (Note 2)
Date of commencement of settlement	December 10, 2026 (Thursday)

Notes: 1. If the total number of the tendered share certificates, etc. falls below the lower limit on number of share certificates, etc. to be purchased (1,776,600 shares), the tender offeror will not purchase any of the tendered share certificates, etc.

2. The amount calculated by multiplying the number of share certificates, etc. to be purchased in the TOB (2,709,886 shares) by the purchase price per common share (¥2,000).

4. Method of financing for payment

Funds required for the TOB is scheduled to be allocated from funds on hand and borrowings from financial institutions.

5. Future outlook

In the event that the TOB is successful, the Target Company is scheduled to become a consolidated subsidiary of the Company. In the event that all of the Target Company's issued shares could not be acquired through the TOB, the Target Company is scheduled to become a wholly owned subsidiary of the Company through a series of subsequent procedures. Furthermore, the impact of the TOB on the Company's consolidated financial statements is currently under review.