Sun Frontier Fudousan Co., Ltd

Financial Results of the First Quarter of Fiscal Year Ending March 31, 2027

Utilize limited resources to fill the world with smiles and excitement!
Becoming a corporate group that continues to challenge the creation of future value.

August 6, 2026

SUN FRONTIER

Tokyo Stock Exchange Prime Market 8934

Contents

About Sun Frontier Group

Based on the value of “altruism” that we have held, we are committed to contributing to the creation of a sustainable society by developing human resources and working to solve social issues through business growth

Implement our management based on three pillars of philosophy, small-group profitability system, and the client ’ s perspective to create long-term corporate value.

Sun Frontier Philosophy

Company policy

COMPASSION

We believe in helping others, as many as we can, throughout our lives.

Management Philosophy

Our mission is to look after every employee and pursue the happiness of both mind and matter. At the same time, to coexistence a rich and sustainable society by contributing to the evolution and the development of the human society.

Future Image

Our vision is to become the most appreciated visionary company that fully utilizes limited resources and continues the challenges to create new values.

Course of Action

1. Work For Your colleagues
2. Do The Right Thing
3. Absolute Proactiveness
4. Do it immediately, do it definitely, do it until success
5. Stay Humble, Thankful, And Respectful
6. Always Work Creatively
7. Be GENBA-Centric
8. Be Open-Minded Cheerful and Wonderful

Overview

Overview of the Results for FY2027/3 1Q

Net sales, operating profit, and ordinary profit increased compared to the same period last year, which is a good start against the full year forecast.

(unit: million yen)	FY2026/3 1Q	FY2027/3 1Q	YoY increase/decrease	YoY change rate	forecast for FY2027/3 forecast	forecast for FY2027/3 achievement rate
Net sales	27,319	29,937	+2,618	+9.6%	130,000	23.0%
Greoss Profit (Loss)	9,134	9,783	+648	+7.1%	42,839	22.8%
Selling, General and Administrative Expenses	3,113	3,357	+244	+7.9%	14,689	22.9%
Operating Profit (Loss)	6,021	6,425	+404	+6.7%	28,150	22.8%
Ordinary Profit (Loss)	5,783	5,895	+112	+1.9%	26,000	22.7%
Ordinary Profit Marigin	21.2%	19.7%	-	-1.5%pt	20.0%	-
Profit (※)	3,978	3,943	-35	-0.9%	17,400	22.7%

Summary

◆ **Results by Segment**

- **The Real Estate Revitalization Business maintained a high profit margin, and net sales and profits increased. The second quarter sales plan is steadily progressing.**
- **In the Real Estate Service Business, the Rental Conference Room Business performed well. Steady progress as planned.**
- **In the Hotel and Tourism Business, net sales and profits increased due to the increased number of operating hotels.**

Topics

◆ **AERAS Group joined the Group through M&A in July 2026.**
Accelerating business development in the residential field by leveraging their network of 67 directly-managed stores in the Tokyo metropolitan area and 45,000 brokerage transactions per year.

◆ **Four hotels (one in Matsuyama, one in Kumamoto, one in Takayama, and one in Sado) opened and the number of hotel rooms increased to 4,227 (up 537 compared to the end of the previous fiscal year).**

* Profit attributable to owners of parent

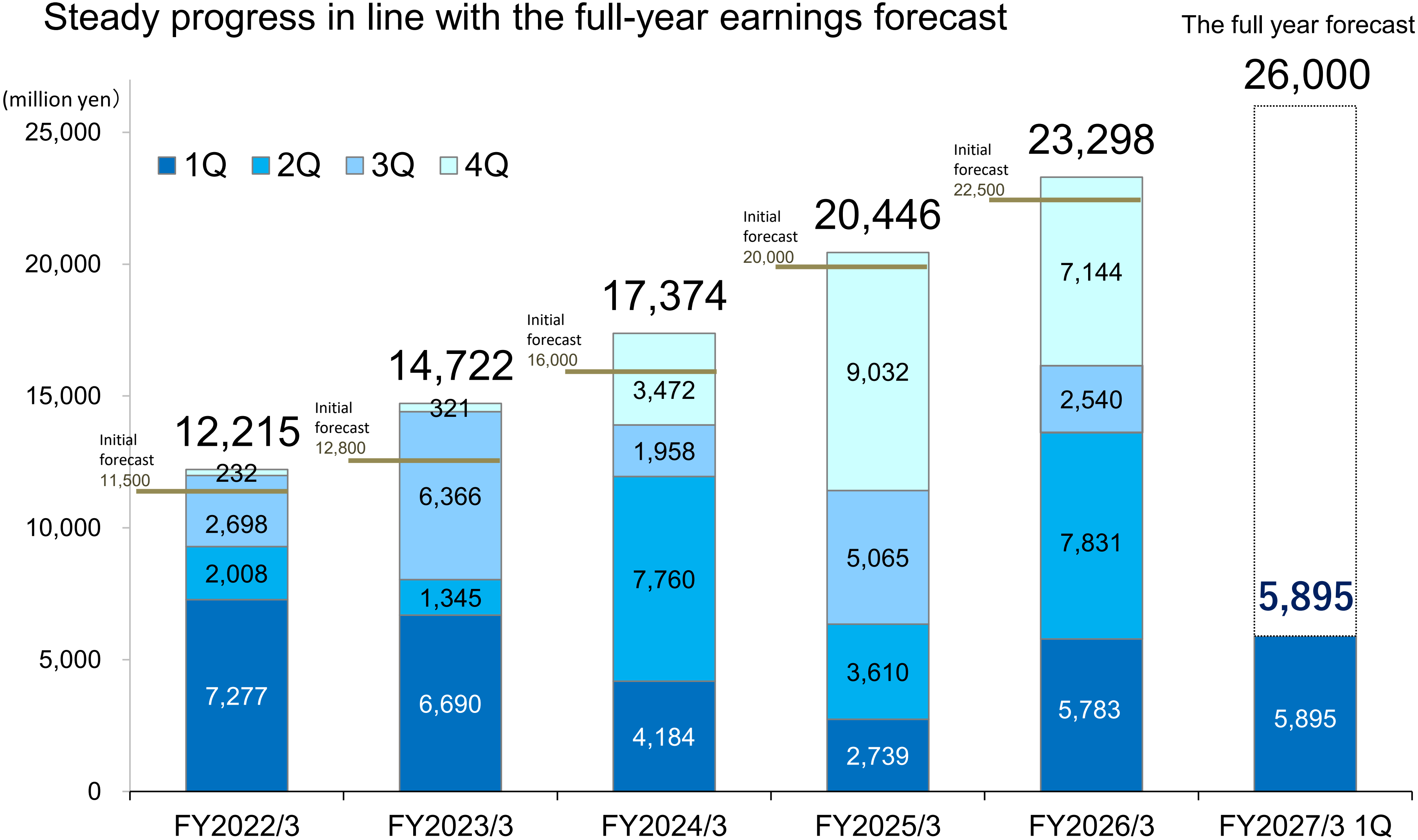
Consolidated Income Statement

(unit: million yen)	FY2026/3 1Q	FY2027/3 1Q	YoY increase/decrease	YoY change rate	forecast for FY2027/3 forecast	forecast for FY2027/3 achievement rate
Net Sales	27,319	29,937	+2,618	+9.6%	130,000	23.0%
Real Estate Revitalization Business	17,857	18,656	+798	+4.5%	85,300	21.9%
Real Estate Service Business	4,289	4,261	-27	-0.6%	17,270	24.7%
Hotel and Tourism Business	4,598	5,480	+881	+19.2%	21,950	25.0%
Other Business	756	1,828	+1,072	+141.6%	7,480	24.4%
Adjustments	-183	-289	-106	-	-2,000	-
Gross Profit (Loss)	9,134	9,783	+648	+7.1%	42,839	22.8%
Real Estate Revitalization Business	5,459	5,758	+299	+5.5%	27,450	21.0%
Real Estate Service Business	2,310	2,266	-44	-1.9%	9,060	25.0%
Hotel and Tourism Business	1,234	1,330	+95	+7.7%	5,040	26.4%
Other Business	208	576	+368	+176.9%	1,989	29.0%
Adjustments	-78	-148	-69	-	-700	-
Selling, General and Administrative Expenses	3,113	3,357	+244	+7.9%	14,689	22.9%
Operating Profit (Loss)	6,021	6,425	+404	+6.7%	28,150	22.8%
Ordinary Profit (Loss)	5,783	5,895	+112	+1.9%	26,000	22.7%
Profit	3,978	3,943	-35	-0.9%	17,400	22.7%

- ■ Real Estate Revitalization Business: The number of property sales was 5 (up 1 from the previous fiscal year). Maintained a high profit margin and net sales and profits increased.
- ■ Real Estate Service Business: Although steady progress was made against the full-year forecast, net sales and profits decreased in a reaction to large-scale property sales in the same period last year.
- ■ Hotel and Tourism Business: Net sales and profits increased compared to the previous fiscal year due to an increase in the number of operating hotels despite the impact of reactionary decline from Expo 2025 Osaka, Kansai, Japan.
- ■ Others: Net sales and profits significantly increase due to the inclusion of the performance of the Otake Kenso Group acquired through M&A in October 2025.

Trend in Ordinary Profit

Steady progress in line with the full-year earnings forecast



Consolidated Balance Sheet

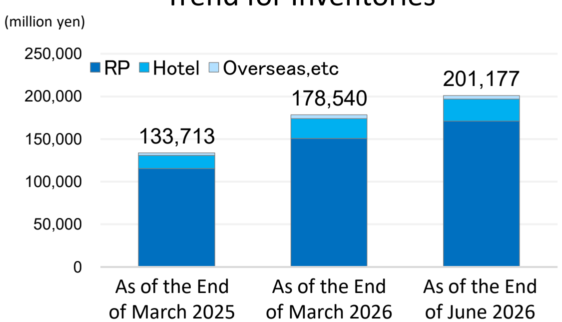
Inventories and interest-bearing debt increased due to the acquisition of properties and the progress of construction projects.

Shareholders' equity grew due to capital increase through third-party allotment to ITOCHU Corporation.

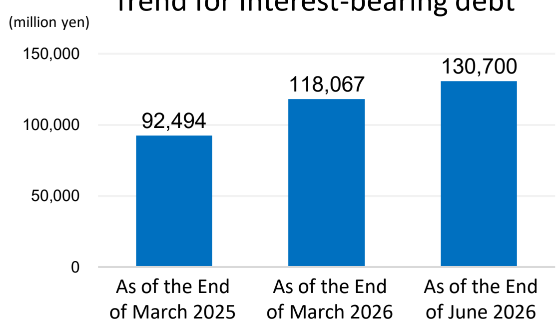
(unit: million yen)	As of the End of March 2026	As of the End of June 2026	increase/decrease (compared to the End of March 2026)
Current Assets	225,705	252,927	+27,222
Cash and Deposits	39,274	43,712	+4,438
Inventories	178,540	201,177	+22,637
Breakdown) RP	150,895	170,924	+20,029
Hotel	23,126	25,782	+2,655
Overseas, etc	4,518	4,470	-47
Other Current Assets	7,890	8,037	+146
Non-current Assets	38,758	39,151	+392
Property, Plant and Equipment	26,246	27,409	+1,163
Intangible Assets	3,342	3,173	-169
Investments and Other Assets	9,170	8,568	-601
Total Assets	264,463	292,078	+27,615

(unit: million yen)	As of the End of March 2026	As of the End of June 2026	increase/decrease (compared to the End of March 2026)
Current Liabilities	30,703	32,758	+2,055
Short-term borrowings, etc.	10,373	12,856	+2,482
Other Current Liabilities	20,329	19,902	-427
Non-current Liabilities	113,375	123,224	+9,848
Long-term borrowings	102,556	112,707	+10,150
Bonds Payable	5,102	5,102	+0
Other Non-current Liabilities	5,716	5,414	-301
Total Liabilities	144,078	155,983	+11,904
Shareholders' Equity	118,243	133,628	+15,384
Other	2,141	2,467	+326
Total Net Assets	120,384	136,095	+15,710
Total Liabilities and Net Assets	264,463	292,078	+27,615

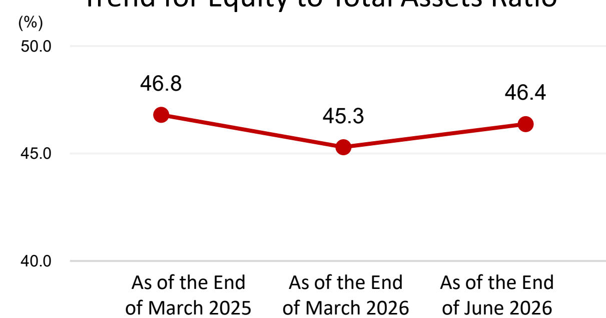
Trend for Inventories



Trend for Interest-bearing debt



Trend for Equity to Total Assets Ratio



Performance for Each Business Segment

Real Estate Revitalization Business

Maintained high profit margins, achieving YoY growth in both revenue and profit; progress toward full-year forecasts remains on track.

(unit: million yen)	FY2026/3 1Q	FY2027/3 1Q	YoY increase/decrease	YoY change rate	forecast for FY2027/3 forecast	forecast for FY2027/3 achievement rate
Net Sales	17,857	18,656	+798	+4.5%	85,300	21.9%
Replanning Business	17,045	17,487	+442	+2.6%	81,100	21.6%
Rental Building Business	812	1,168	+356	+43.9%	4,200	27.8%
Gross Profit (Loss)	5,459	5,758	+299	+5.5%	27,450	21.0%
Replanning Business	5,226	5,540	+314	+6.0%	26,350	21.0%
Rental Building Business	232	218	-14	-6.3%	1,100	19.8%
Segment Profit (※)	4,695	5,088	+393	+8.4%		
Replanning Business	4,462	4,870	+408	+9.2%		
Rental Building Business	232	218	-14	-6.3%		
Segment Profit Margin	26.3%	27.3%	-	+1.0%pt		
Replanning Business	26.2%	27.9%	-	+1.7%pt		
Rental Building Business	28.7%	18.7%	-	-10.0%pt		

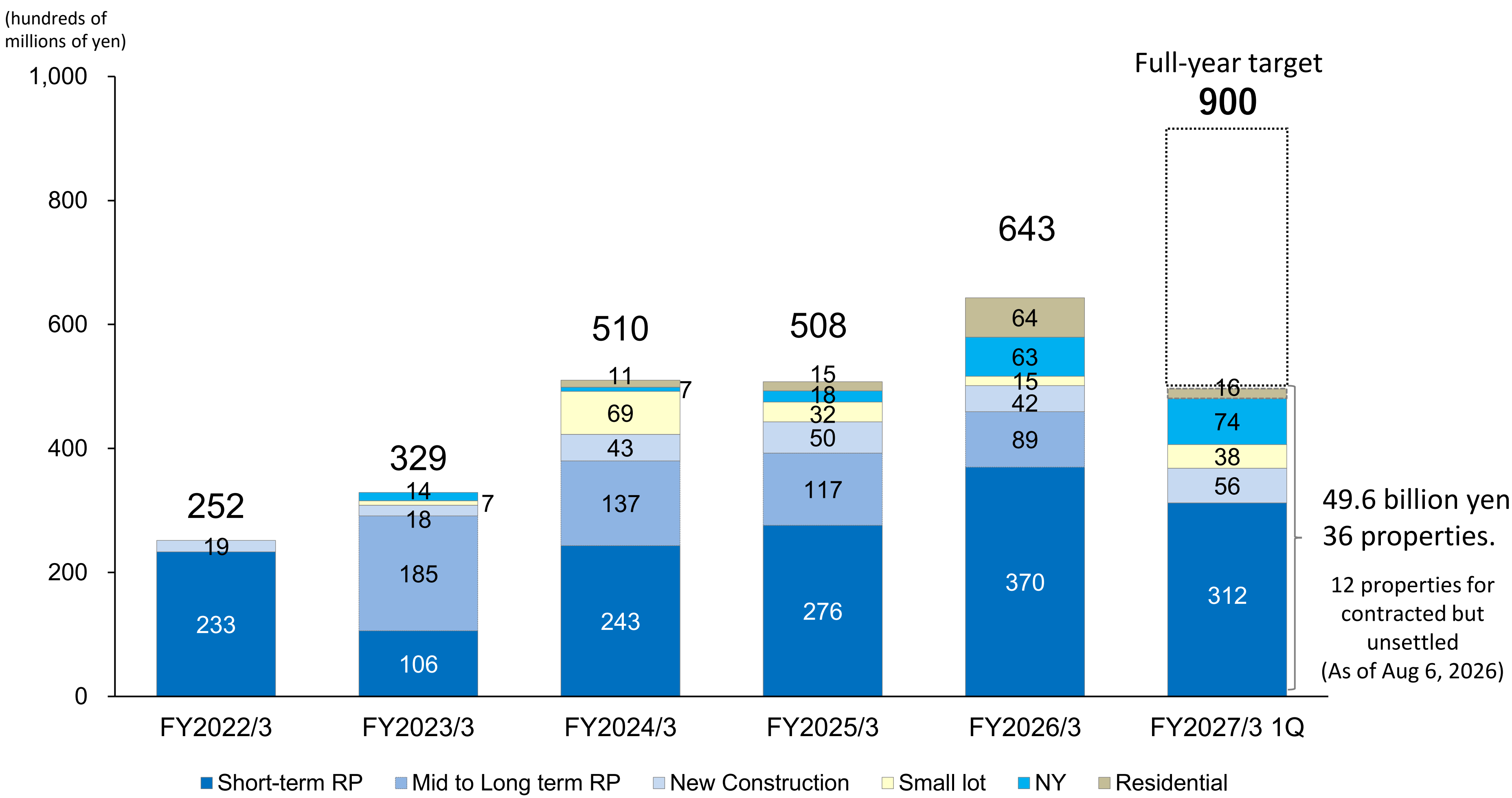
■ Replanning Business
(Properties sold) 5 (including 3 replanning properties, 2 new constructions). An increase of 1 property compared to the previous fiscal year.
(Average project period) 922 days (up 48 days compared to the previous fiscal year). Except for the two newly constructed projects, the average period was 508 days (down 121 days compared to the previous fiscal year, excluding new constructions).

■ Rental Building Business
Although sales increased mainly due to an increase in inventories, the rental cost ratio of buildings in the process of commercialization increased.

*Calculated by subtracting specific cost incurred by each project, such as interest expenses, sales commission and goodwill depreciation, from gross profit (same for all pages).

Property Acquisition - Office・Residential -

Property acquisition amount was 49.6 billion yen, including contracted but unsettled properties.
Exceeding 50% progress towards this year's purchase target of 90 billion yen.



Performance for Each Business Segment

Real Estate Revitalization Business - Trends in Inventories and Property Sales Gains

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Aggressively invest in diversified flow-type businesses in a balanced manner

	FY2023/3 (Results)	FY2024/3 (Results)	FY2025/3 (Results)	FY2026/3 (Results)	FY2027/3 (Forecast)
Sales of properties	61.7 billion yen	53.7 billion yen	71.7 billion yen	72.4 billion yen	81.1 billion yen
Cost of property sales	44.9 billion yen	36.1billion yen	50.3billion yen	49.0billion yen	54.7 billion yen
Business profit※	16.8 billion yen RP 15.3 billion yen Hotel 1.5 billion yen	17.6 billion yen RP 15.5 billion yen Hotel 2.1 billion yen	21.4 billion yen RP 20.5 billion yen Hotel 0.9 billion yen	23.4 billion yen RP 23.4 billion yen Hotel 0 billion yen	26.3 billion yen RP 26.3 billion yen Hotel 0 billion yen
Profit margin	27.2%	32.8%	29.8%	32.3%	32.4%
Acquisitions during the fiscal year, construction work, etc.	47.7 billion yen	62.8 billion yen	77.2 billion yen	93.8 billion yen	105.0～110.0billion yen
Ending balance of the inventory	80.1 billion yen	106.8 billion yen	133.7 billion yen	178.5 billion yen	228.8～233.8billion yen
	Sales remained strong. The results of strengthening purchase emerged, leading to the increase of the balance of inventories	The balance increased by selling as planned and investing aggressively	Aggressively invest for the next fiscal year and beyond while selling at high margins and achieving the Medium-Term Management Plan	Continued growth under the new Medium-term Management Plan, promoting the development of new buildings, NY Replanning, sales under the Act on Specified Joint Real Estate Ventures	While promote joint investment with ITOCHU Corporation, keep expanding scale of properties and diversifying asset types

Sale in the following fiscal year / Sale during the year / Carry-over / Keep holding

Ending balance for FY2027/3 (Forecast)	Gross profit margin (Assumed)	Net sales (Assumed)	Unrealized gains on inventories (Assumed)
228.8～233.8 billion yen	25～30%	305.0～334.0 billion yen	76.2～100.2 billion yen

※ Business profit = gross profit – sales commissions

Performance for Each Business Segment

Real Estate Services Business

(Property Management, Building Maintenance, Sales Brokerage, Leasing Brokerage, Rental Conference Room, Rent Guarantee, etc.)

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The Real Estate Service Business progressed steadily against the full-year forecast mainly due to growth of the Rental Conference Room Business.

(unit: million yen)	FY2026/3 1Q	FY2027/3 1Q	YoY increase/decrease	YoY change rate	forecast for FY2027/3 forecast	forecast for FY2027/3 achievement rate
Net Sales	4,289	4,261	-27	-0.6%	17,270	24.7%
PM/BM/Brokerage Business, etc.	2,699	2,408	-290	-10.8%	11,250	21.4%
Rental Conference Room	1,590	1,853	+263	+16.6%	6,020	30.8%
Gross Profit (Loss)	2,310	2,266	-44	-1.9%	9,060	25.0%
PM/BM/Brokerage Business, etc.	1,641	1,406	-235	-14.4%	7,540	18.7%
Rental Conference Room	668	859	+191	+28.6%	1,520	56.6%
Segment Profit (※)	2,306	2,261	-44	-1.9%		
PM/BM/Brokerage Business, etc.	1,641	1,406	-235	-14.4%		
Rental Conference Room	664	855	+190	+28.7%		
Segment Profit Margin	53.8%	53.1%	-	-0.7%pt		
PM/BM/Brokerage Business, etc.	60.8%	58.4%	-	-2.4%pt		
Rental Conference Room	41.8%	46.2%	-	+4.3%pt		

■ PM/ BM/ Brokerage Business, etc.

(Property Management) Net sales and profits increased to as the number of buildings under management was 563, an increase of 4 compared to the end of the previous fiscal year

(Building Management) Net sales and profits decreased in reaction to sales from large-scale constructions in the previous year.

(Sales Brokerage) Although the number of transactions increased compared to the same period of the previous fiscal year, net sales and profits decreased due to a decline in the number of large-scale projects handled.

(Leasing Brokerage) Net sales and profits declined due to a decrease in the number of successful contract closures although the d unit price of contract closures rose.

(Rent Guarantee) New contracts and contract renewals grew steadily leading to increased net sales and profits.

■ Rental Conference Room Net sales and profits increased compared to the previous fiscal year due to continued orders for large-scale projects and demand for repeat customers in addition to an increase in the operation area as a result of the opening of Vision Center Ichigaya-Ekimae and the expansion of existing sites.

Performance for Each Business Segment

Hotel and Tourism Business

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Net sales and profits increased compared to the previous fiscal year mainly due to an increase in the number of operating hotels. Steady progress against the full-year forecast.

(unit: million yen)	FY2026/3 1Q	FY2027/3 1Q	YoY increase/decrease	YoY change rate	forecast for FY2027/3 forecast	forecast for FY2027/3 achievement rate
Net Sales	4,598	5,480	+881	+19.2%	21,950	25.0%
Hotel Development Business	0	3	+3	-	0	-
Hotel Operation Business, etc.	4,598	5,477	+878	+19.1%	21,950	25.0%
Gross Profit (Loss)	1,234	1,330	+95	+7.7%	5,040	26.4%
Hotel Development Business	▲ 0	2	+2	-	0	-
Hotel Operation Business, etc.	1,235	1,327	+92	+7.5%	5,040	26.3%
Segment Profit (※)	1,108	1,171	+62	+5.6%		
Hotel Development Business	-43	-74	-30	-		
Hotel Operation Business, etc.	1,152	1,245	+92	+8.1%		
Segment Profit Margin	24.1%	21.4%	-	-2.7%pt		
Hotel Development Business	0.0%	-	-	-		
Hotel Operation Business, etc.	25.1%	22.7%	-	-2.3%pt		

■ Hotel Development Business

(New development) Newly opened during this period: Matsuyama (245 rooms), Kumamoto (213 rooms), Sado (49 rooms) and Takayama (10 rooms).
Five hotels in Utsunomiya, Aomori Rokkasho Village, Toyokawa, Akita, and Sakata are scheduled to open this fiscal year.

■ Hotel Operation Business

(Operations) Net sales and profits increased compared to the previous fiscal year due to the contribution from hotels opened in the previous fiscal year.

Performance for Each Business Segment

Other Business (Construction Business, Overseas Development Business, etc.)

Net sales and profits increased mainly due to an increase in the number of construction orders and M&As implemented in the previous fiscal year.

(unit: million yen)	FY2026/3 1Q	FY2027/3 1Q	YoY increase/decrease	YoY change rate
Net Sales	756	1,828	+1,072	+141.6%
Gross Profit (Loss)	208	576	+368	+176.9%
Segment Profit (※)	193	466	+273	+141.8%
Segment Profit Margin	25.5%	25.5%	-	+0.0%pt

	forecast for FY2027/3 forecast	forecast for FY2027/3 achievement rate
Net Sales	7,480	24.4%
Gross Profit (Loss)	1,989	29.0%

■ Construction Business

Net sales and profits increased due to an increase in the number of orders received, orders for large-scale projects, and the contribution of the performance of the Otake Kenso Group, which was consolidated in October last year.

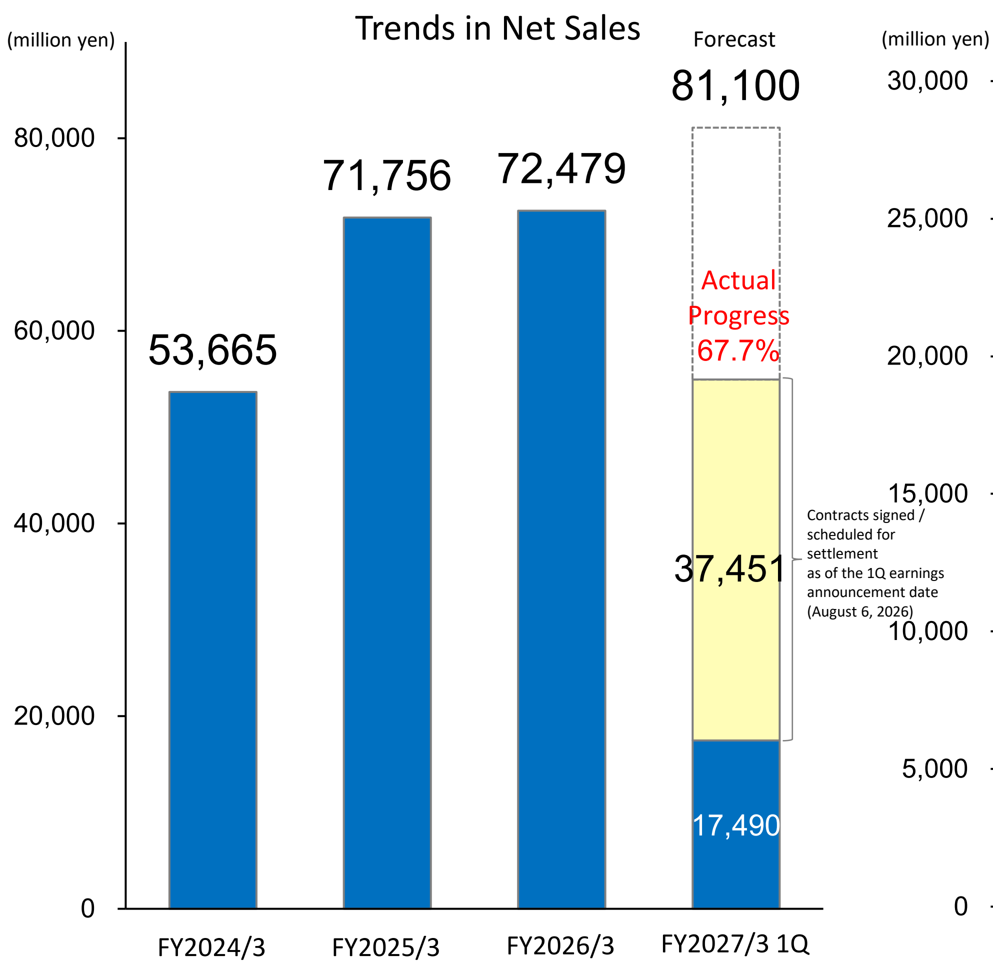
■ Overseas Development Business (Vietnam)

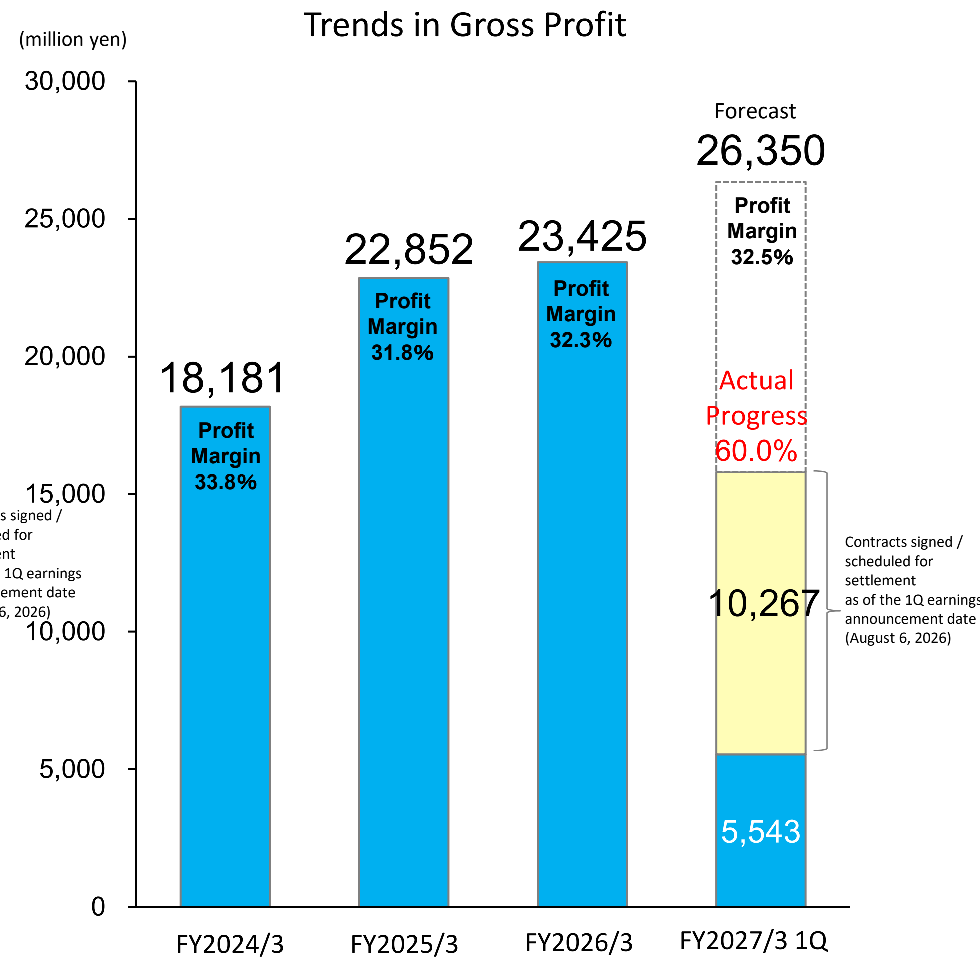
The second condominium project HIYORI Aqua Tower, which commenced construction in August 2024, started the sales activity in February 2026 and more than 70% of its total units have been contracted (as of the end of June 2026).

Construction is progressing toward the completion in the first half of FY2027.

Progress of Flow-Type Businesses
(Sale of properties in RP Business, Hotel Development Business, Overseas Development Business)

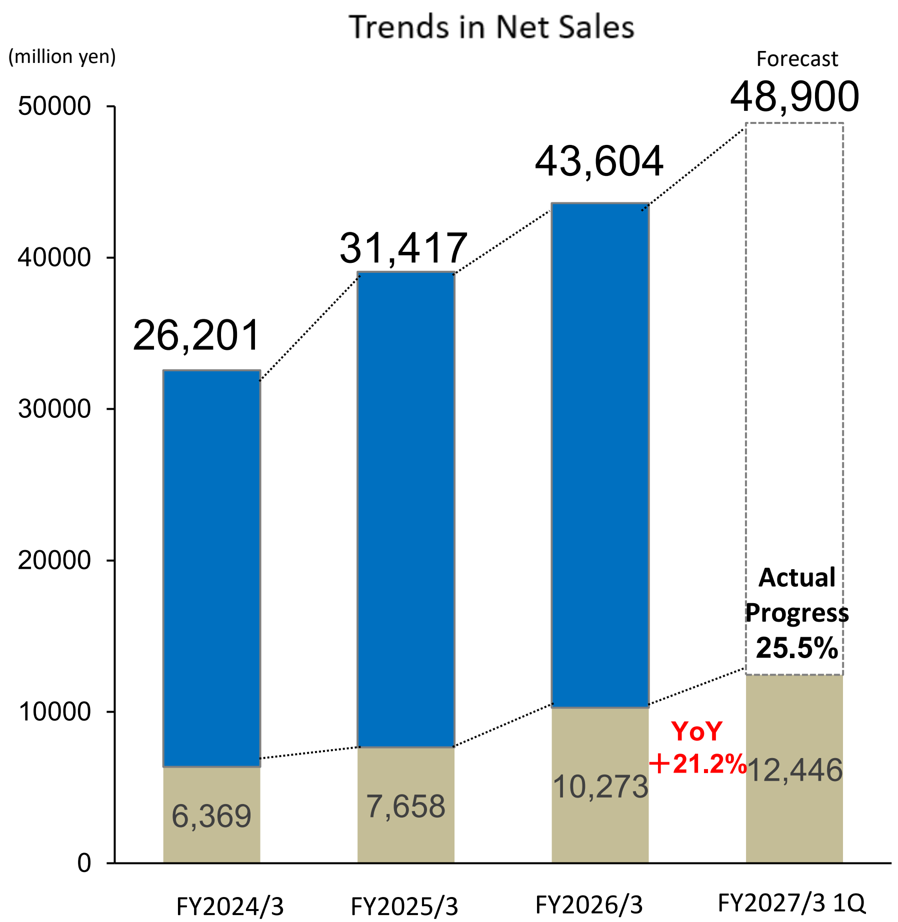
Reached 60% of the full-year gross profit forecast, including the sales of contracted properties.

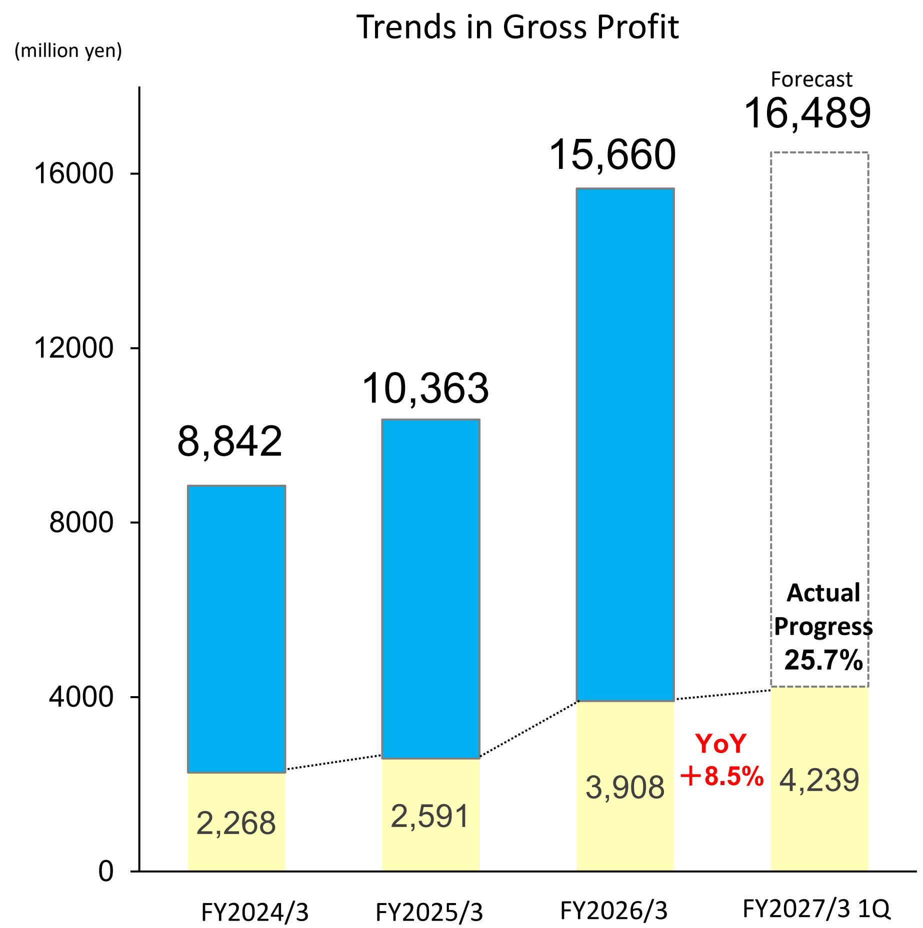




Progress of Stock-Type Businesses
(All businesses other than sale of properties such as Real Estate Services, Hotel Operation Business, etc.)

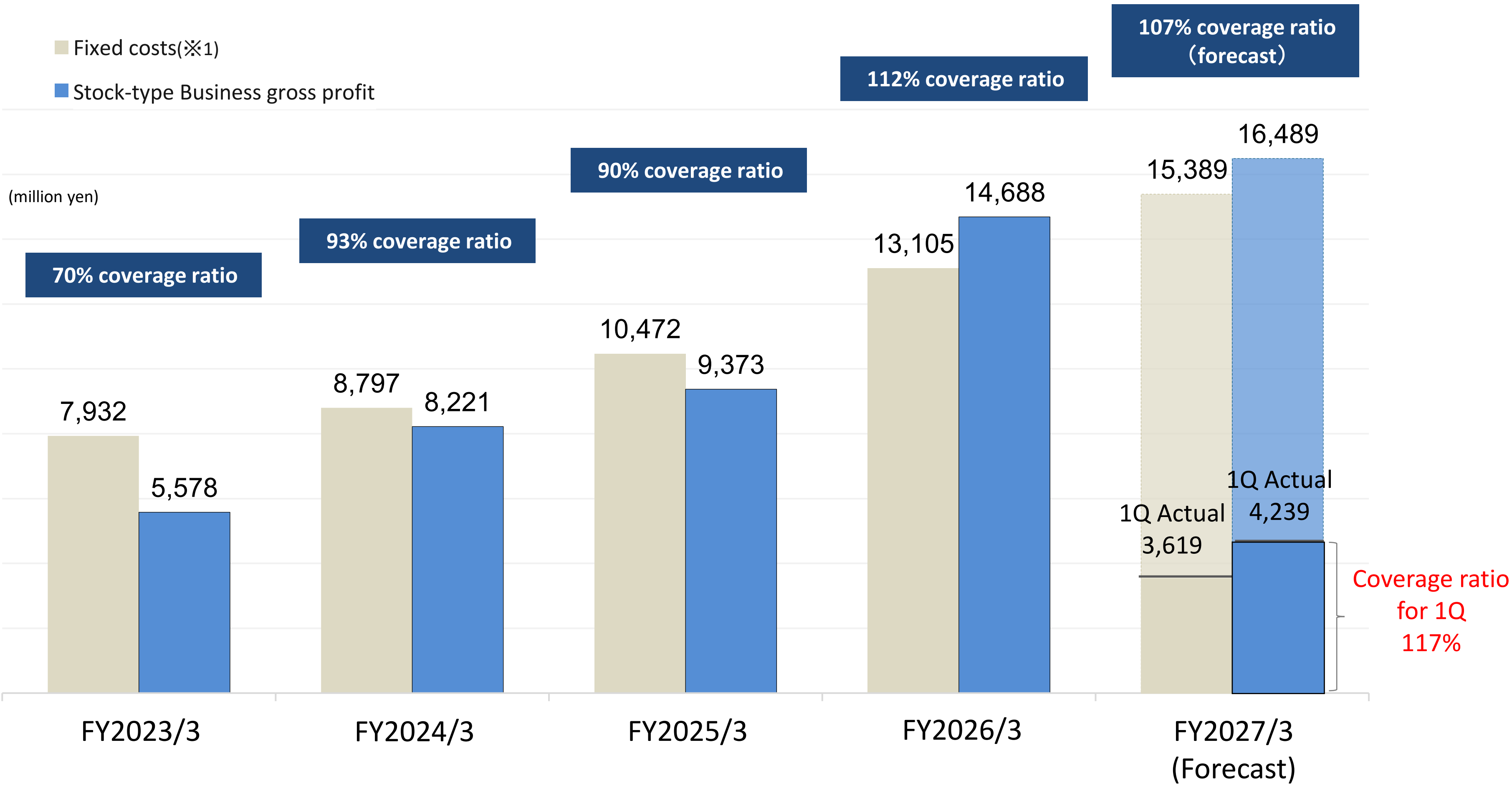
Net sales and profits continued their upward trend, and both sales and gross profit hit record highs in this period as well.





Coverage Ratio by Stock-Type Business (Stable Businesses)

Work toward establishing a structure to cover fixed costs through gross profit from stock-type businesses



(※1) Fixed costs = SG&A expenses - sales commission + interest expenses

(※2) Coverage ratio = stock-type gross profit ÷ Fixed costs

Growth Strategies

Business Environment Awareness

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1. In the global economy, caution is needed regarding the impact on energy prices and supply chains as the Middle East situation remains tense.
◆ Although crude oil price increases paused in the run-up to the ceasefire agreement in June, the supply system is unstable and attention must be paid to future trends.
◆ The IMF lowered its global economic growth forecast to 3.0% against the backdrop of the situation in the Middle East, expecting economic slowdown.

2. Although the Japanese economy has maintained a moderate recovery trend, there are concerns about an economic slowdown due to rising interest rates and soaring prices, etc.
◆ The policy interest rate rose to 1.00%, the highest level in 31 years. Caution is needed for the impact of interest rate trends on the Japanese economy.
◆ While wage increases and corporate investment support the economy, measures to deal with rising costs caused by inflation are necessary.

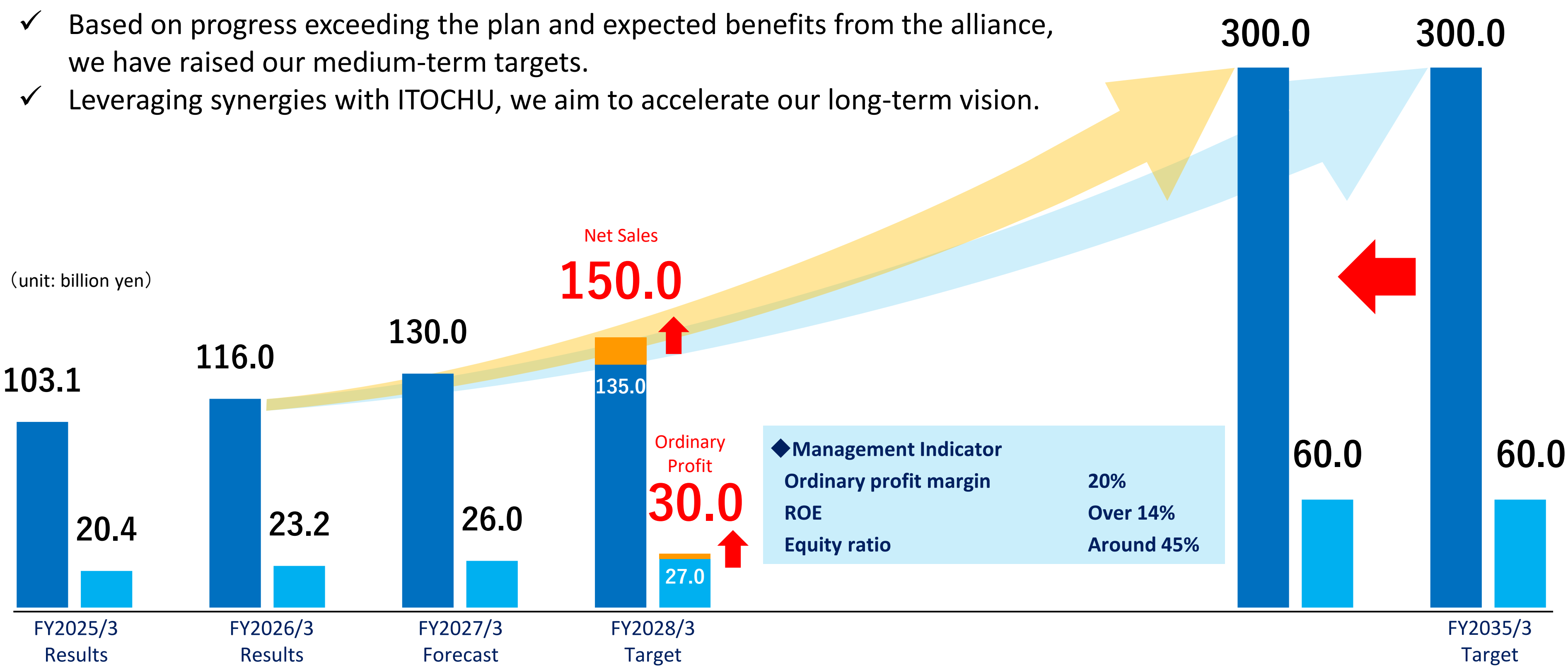
3. In the office market of Tokyo's five central wards, vacancy rates declined and rents rose markedly. The real estate investment market also remained strong.
◆ Vacancy rates in June were below 2%, and the supply-demand balance was tight due to the firm need for forward-looking relocation and expansion to secure human resources.
◆ While investment demand has been strong, investors have been more selective about properties with an emphasis on profitability, resulting in further market polarization.

4. The hotel and tourism market stayed strong due to in-bound demand from Asian countries, Europe, the United States, and Australia.
◆ The number of visitors to Japan from April to June 2026 exceeded 10 million in a quarter, reaching 10.09 million, driven by the continued depreciation of the yen.
◆ Spending from April to June 2026 was 2,509.6 billion yen (up 0.2% compared to the previous fiscal year), of which accommodation expenses accounted for 37.0%.

Long-term vision 2035 and Medium-term Management Plan 2028

Long-term vision 2035	Utilize limited resources to fill the world with smiles and excitement! Becoming a corporate group that continues to challenge the creation of future value.
Medium-term Management Plan 2028	Basic policy Work to resolve social issues by promoting cooperation and diversification within core business, providing manufacturing through clients' point of view and heart-warming services.

- ✓ Based on progress exceeding the plan and expected benefits from the alliance, we have raised our medium-term targets.
- ✓ Leveraging synergies with ITOCHU, we aim to accelerate our long-term vision.



◆Management Indicator

Ordinary profit margin	20%
ROE	Over 14%
Equity ratio	Around 45%

Growth Strategies

Accelerate growth by expanding business domains through effective circulation and utilization of funds, while diversifying core business tie-ups based on a business model that combines manufacturing and service capabilities

Three markets to focus	Business model	Business domain	Area		Effects of capital and business alliance with ITOCHU Corporation
Office	**Development**	**Renovation**	**Tokyo**	Area expansion **Osaka**	• **Increase in the number of projects** • **Expansion in the scale of properties handled** • **Further expansion of regional presence**
		Business domain expansion **New construction**			
		Sale of small-lot (Act on Specified Joint Real Estate Ventures)			
	Services	**Real Estate Services**			
	Operation	**Rental conference rooms**			
Hotel	**Development**	**New construction**	**Nationwide**		
		Renovation			
	Operation	**Hotel operation**			
Residential	**Development**	**New construction**	**Vietnam**	**Tokyo**	
		Business domain expansion **Renovation**	Area expansion **New York**		
	Services	**Real Estate Services**	**Vietnam** **New York**		

Create Synergies by Complementing Each Other

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Strengths of Sun Frontier Fudousan		Strengths of ITOCHU		Business synergies
Planning capabilities and creativity for set-up offices	×	Fund management capabilities through REITs and private funds		

[Progress] In the Replanning Business, 4 co-investment projects started.

Strengths of Sun Frontier Fudousan		Strengths of ITOCHU
Management record for small and medium-sized office buildings in central Tokyo		Condominium management record all over the country
Comprehensive in-house real estate service		Supply capacity for a variety of materials
Tenant leasing capabilities through close ties with local communities in central Tokyo	×	Nationwide network of business sites
Hotel operation capabilities with heartwarming services		Development capabilities with a general contractor function

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Business synergies

- **Expand investment and business opportunities utilizing capital strength**
- **Deepen the value creation process by combining the strengths of both companies**
- **Expand business domains and rapidly diversify business fields**

Strengthening business growth and sales structure

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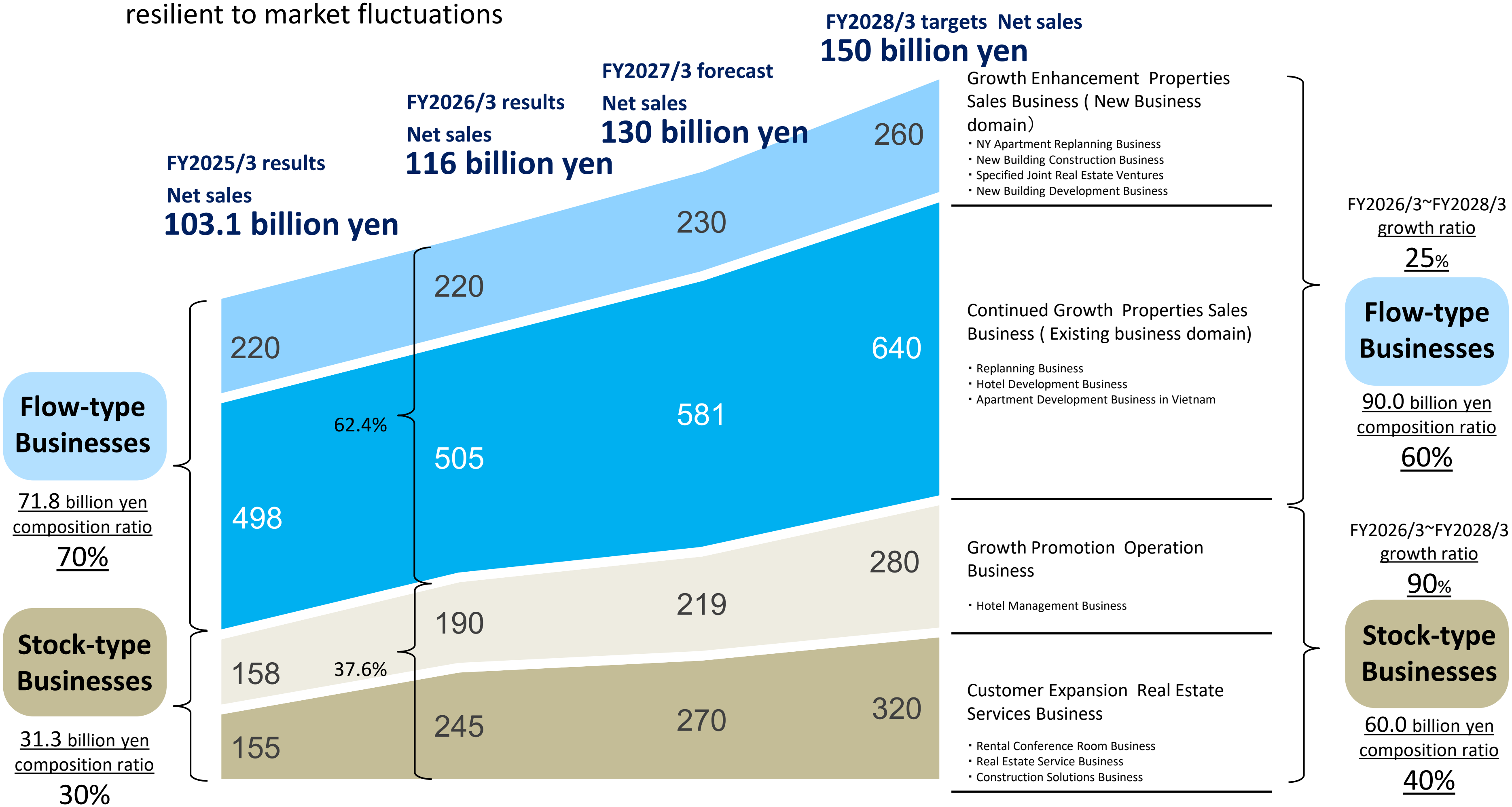
1. Diversify asset sale profits from flow-type businesses and promote the diversification of stock-type businesses.
2. Increase overall net sales while enhancing the sales composition ratio of stock-type businesses that are resilient to market fluctuations



Allocation of Funds

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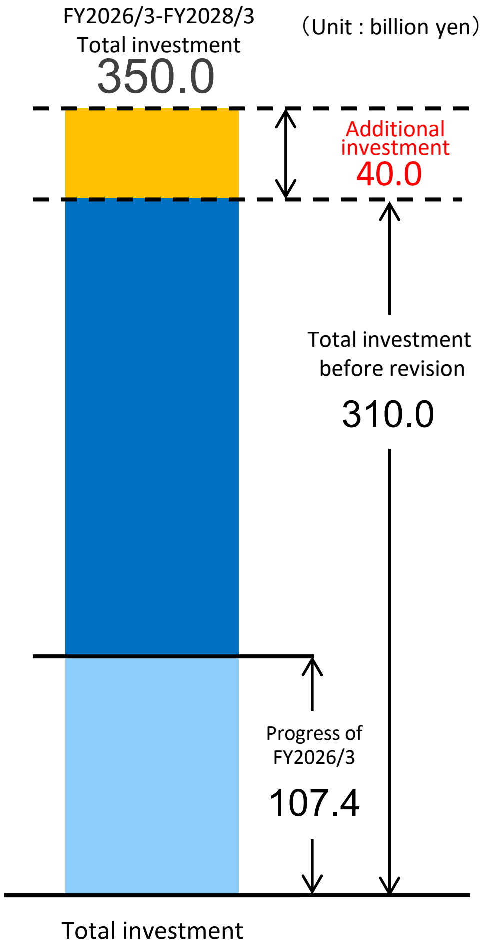
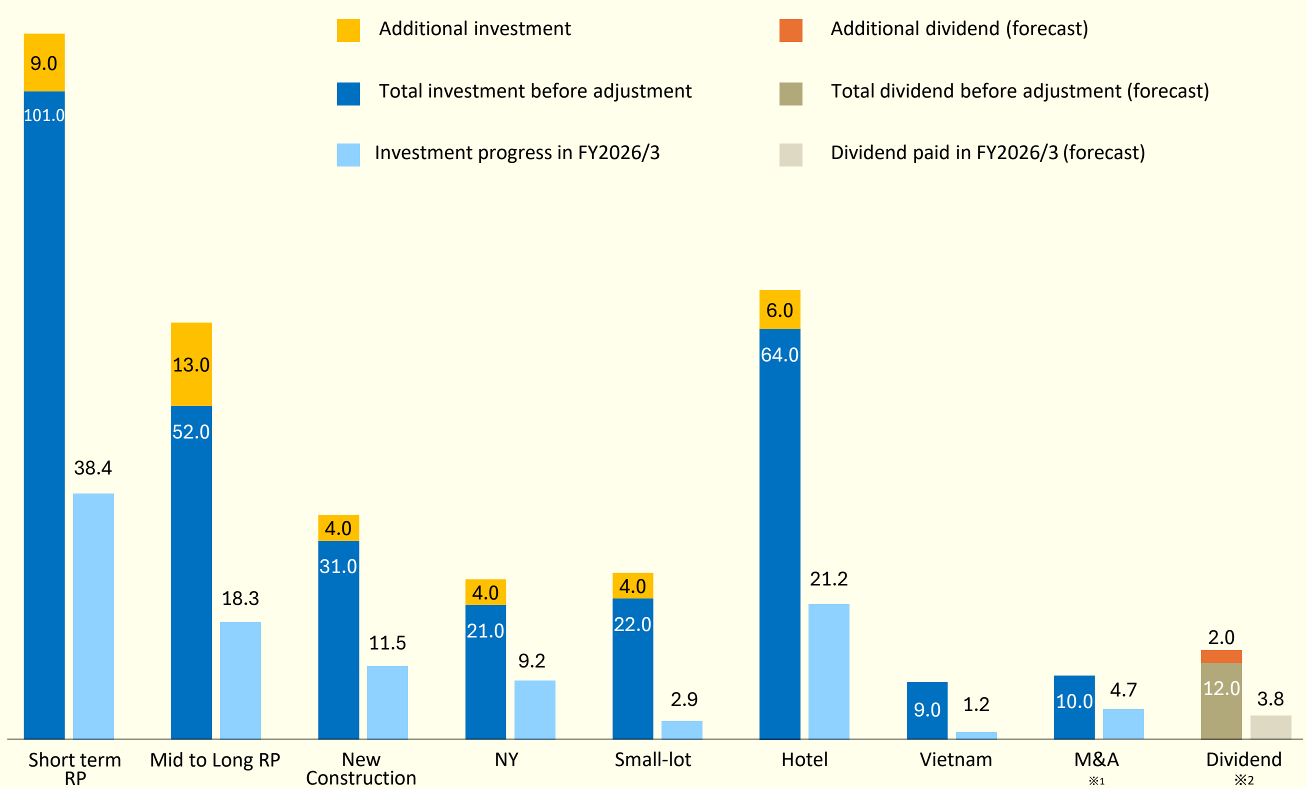
Focusing on the profit margin and turnover of each segment, actively invest in growing fields while paying attention to the capital cost. Total investment in the next Medium-term Management plan 2028 (FY2026/3-FY2028/3) has been revised upward to 350 billion yen



Breakdown of Investment Progress and Additional Investment



※1 Except for M&A of property acquisition
※2 Conversion of convertible bonds into shares is expected to progress by the end of FY2028/3, resulting in increased number of shares.

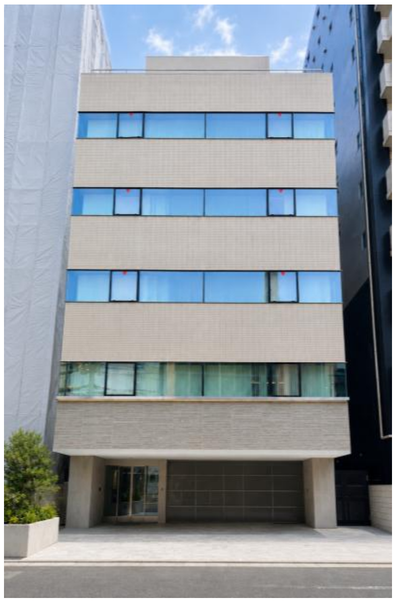
Business Initiatives

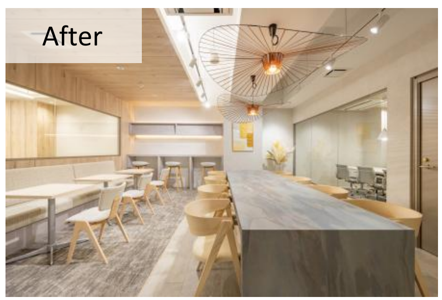
SUN FRONTIER

Improving Environmental Performance and Creating Real Estate Value

Drawing out the hidden value of properties and maximizing the value of assets through renovations and new constructions

[Replanning Business]





[Income-yielding property in Iwamotocho, Chiyoda-ku]

Steel-framed reinforced concrete structure with flat roof, 8 stories with 1 basement floor

- Converted a parking lot to an office and improved profitability.
- White-colored interior creates a bright office space despite being north-facing.
- Achieve high environmental performance and plan to acquire CASBEE Certification

[New Building Development Business]

[Income-yielding property in Nihonbashi, Chuo-ku]

Steel structure with flat roof, 13 stories

- Floor-to-ceiling glass windows create an open office space.
- Created places for refreshment and socializing, such as through construction of a rooftop terrace.
- Acquired environmental certification (ZEB Ready) by maximizing the energy efficiency of the building.

Specified Joint Real Estate Ventures

Promoting Development of Diverse Small-lot Real Estate Products

Continue development in Tokyo and Greater Osaka to provide products that meet the diversified investment needs of clients

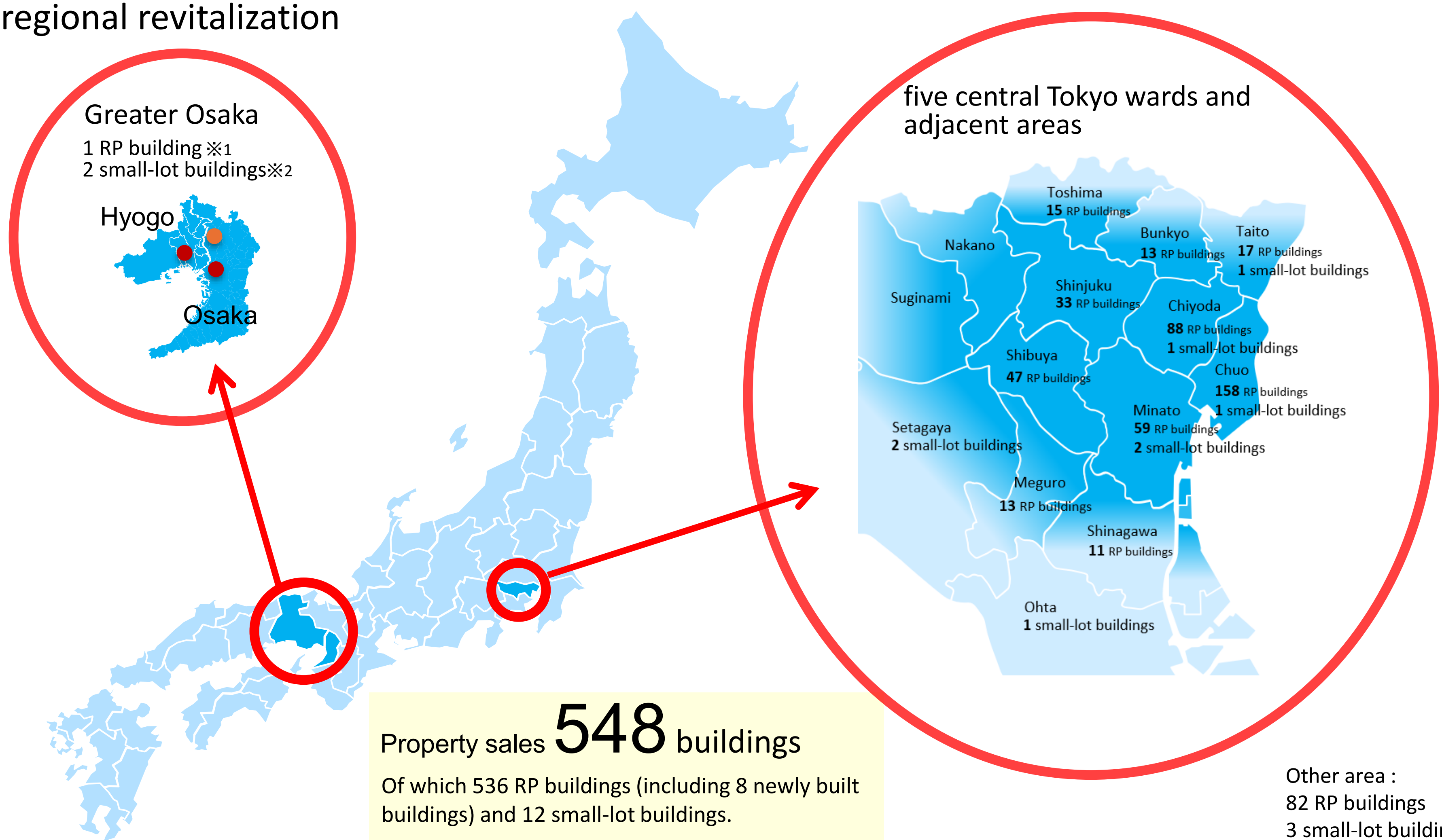
Newly-built Medical Mall in Kamiikedai, Ota-ku
Steel structure with flat roof, 3 stories
Started selling in May 2026

Newly-built Medical Mall in Minoh, Osaka Steel structure with flat roof, 5 stories
Started selling in Jan 2026

Newly-built Medical Mall in Nishinomiya, Hyogo Steel structure with flat roof, 5 stories
Sold out in Dec 2025

Regional Expansion of the Office Business

Expanding into the greater Osaka area while deepening urban core operations to support regional revitalization



Property sales **548** buildings

Of which 536 RP buildings (including 8 newly built buildings) and 12 small-lot buildings.

Other area :
82 RP buildings
3 small-lot buildings

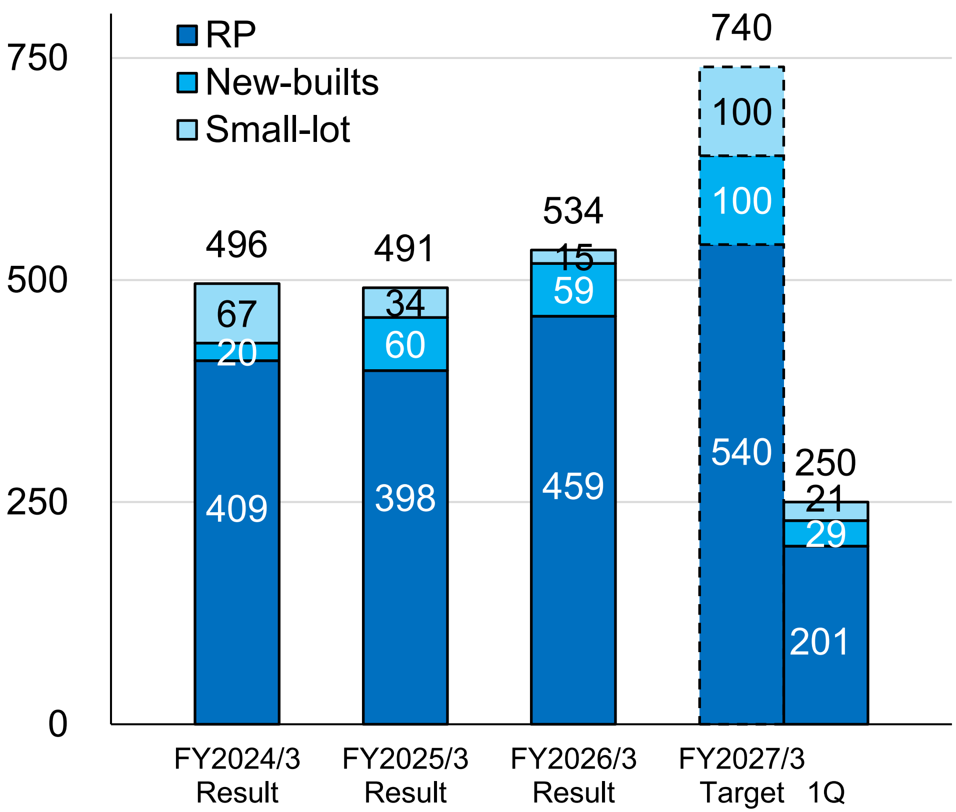
※1 Including 1 property currently being prepared for sale ※2 including 1 on sale

Flow type / Office

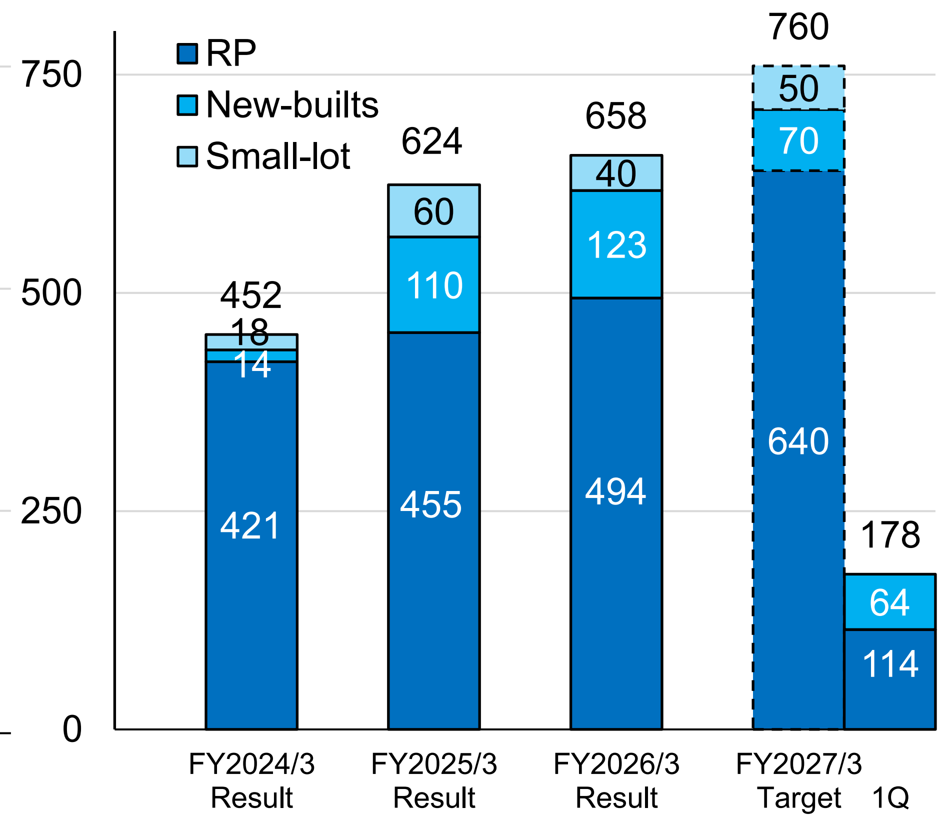
Expand Asset Types and Scale of Sales in the Office Business

Expand the scale of business through active property acquisition while diversifying asset types

(hundreds of millions of yen) **Purchase amount by asset type**



(hundreds of millions of yen) **Net sales by asset type**



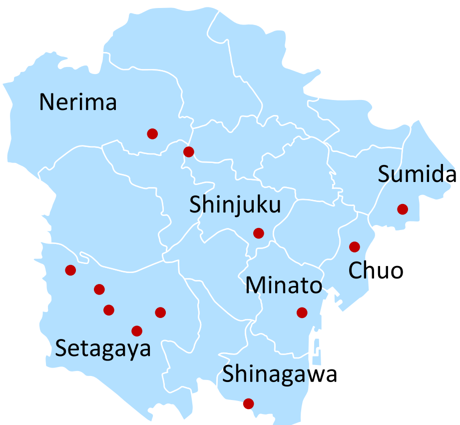
※exclude NY and Residential Business

Flow type / Residential

Expanding the Residential Business by Developing Rental Apartments in Urban Areas

Develop a residential business tailored to the characteristics of each country and region with continuing population growth

[Tokyo Residential Business]
Meeting the diverse needs of clients by combining the development of new soundproof condominiums with the revitalization of existing residences.



First project: Nishiochiai soundproof condominium
Sold in July
4 stories reinforced concrete with wall-type structure
1K: 11 Units, 2DK: 1 Unit, 2LDK: 1 Unit

[New York Apartment Replanning Business]
Replanning of interior equipment, etc. of an apartment building over 100 years old and sale to domestic investors.

Brick Structure, 6 stories
3LDK : 1Unit, 4LDK : 10Units

[Vietnam Condominium Development Business]
Meeting the growing demand for housing in the region by providing good quality housing that meets Japanese specifications on high quality and planning.

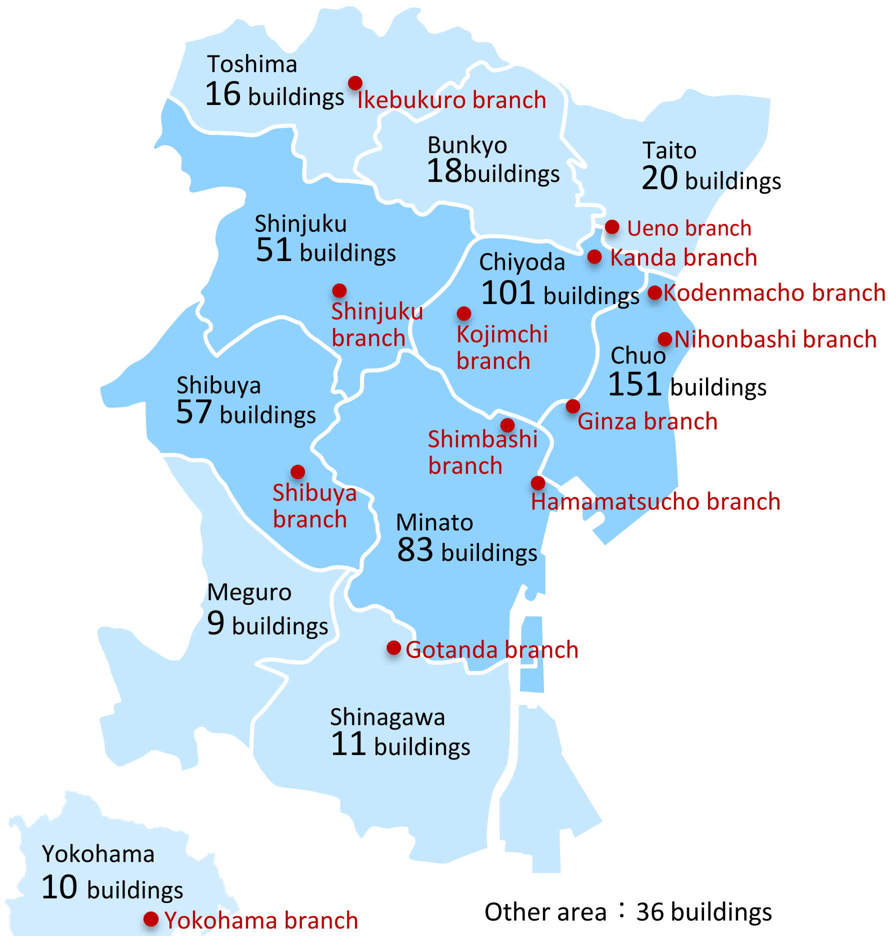
Reinforced concrete structure, 25 stories with 2 basement floor
1LDK : 22Units, 2LDK : 176Units, 3LDK : 4Units

Leasing Brokerage / Property Management

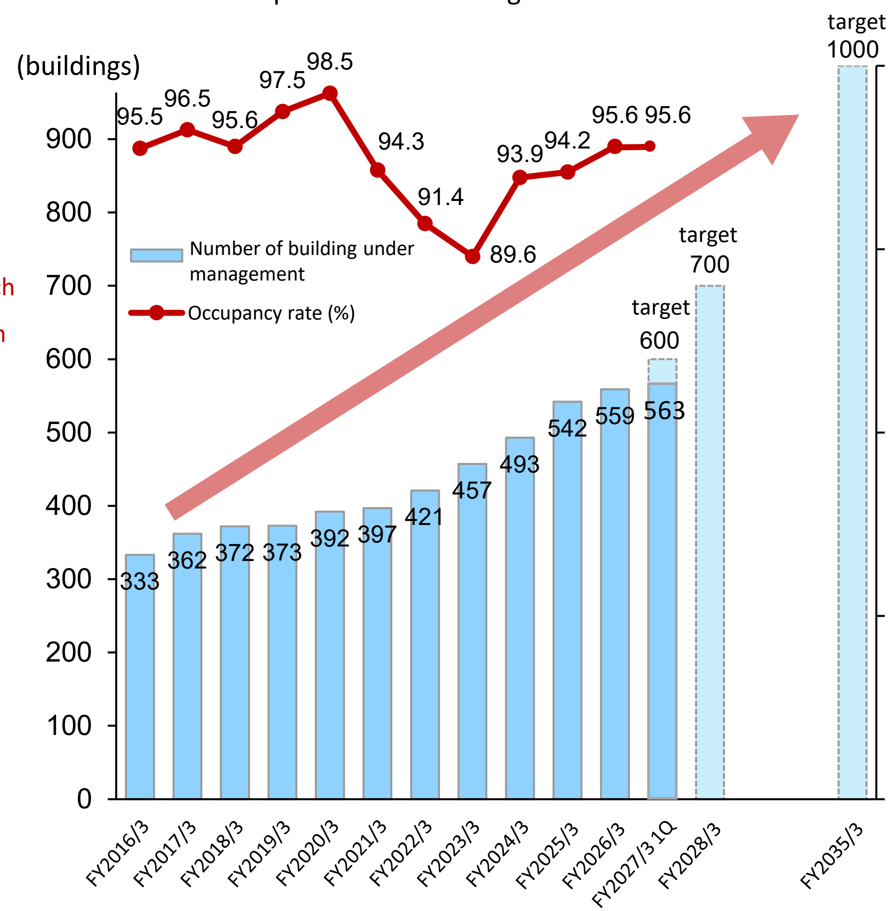
Strengthening Cooperation Among Business Divisions to Expand the Client Base

Expand services through our branch office network with close ties to local communities to increase the properties under management

Distribution of Branches and Number of properties under management



Trends of the Occupancy Rate and the Number of Properties under management



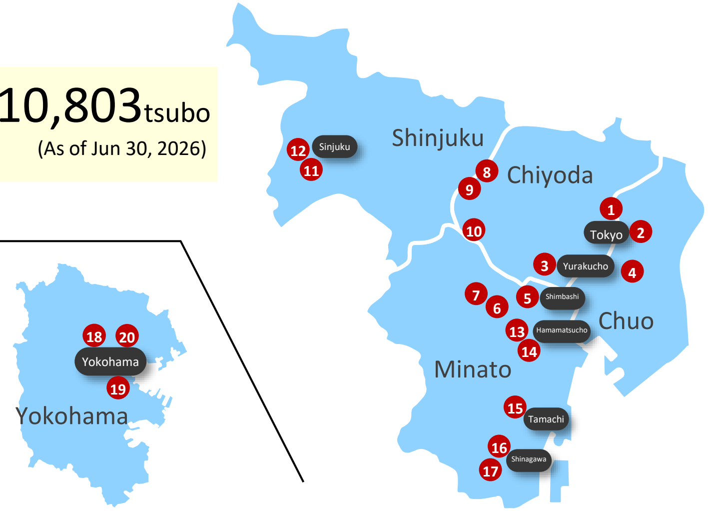
Rental Conference Room Business

Expand Operations by Developing New Sites and Strengthening the Client Base

Active development of new sites. Strengthen the client base through proposals and heartwarming services to meet diverse needs

◆ Vision Center site distribution

19sites10,803tsubo
(As of Jun 30, 2026)



TOKYO/YAESU/MARUNOUCHI AREA	
① TOKYO YAESU	324tsubo
② TOKYO EKIMAE ※Expansion in Apr 2026	353tsubo
③ YURAKUCHO	138tsubo
④ TOKYO KYOBASHI	782tsubo

SHIMBASHI/TORANOMON AREA	
⑤ SHIMBASHI	390tsubo
⑥ TOKYO TORANOMON	776tsubo
⑦ TORANOMONTAMEIKESANO	443tsubo

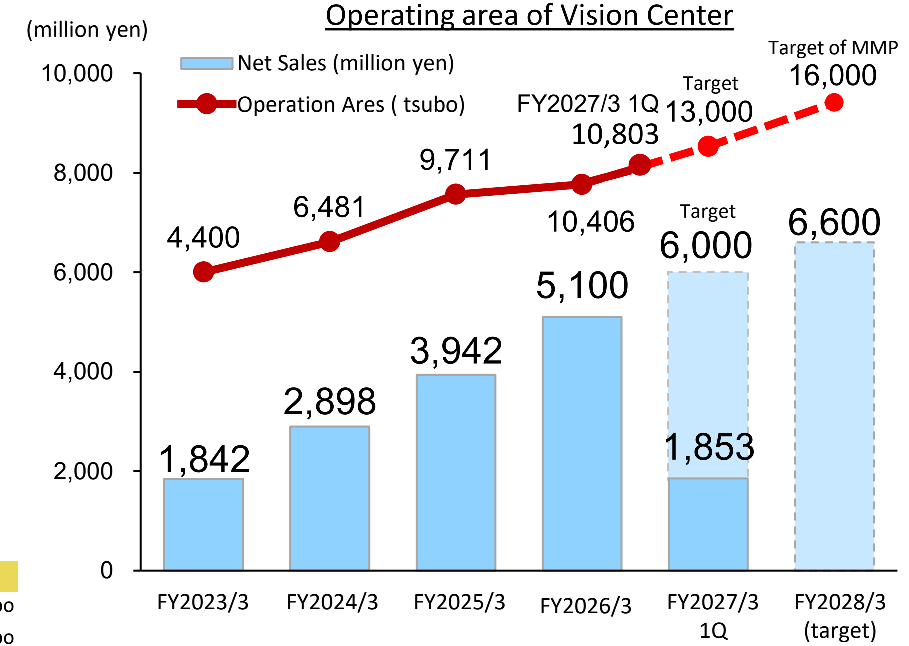
AKASAKA/ICHIGAYA AREA	
⑧ ICHIGAYA ※Expansion in Apr 2026	613tsubo
⑨ ICHIGAYA EKIMAE ※Opened in Apr 2026	349tsubo
⑩ AKASAKA(NAGATACHO)	248tsubo

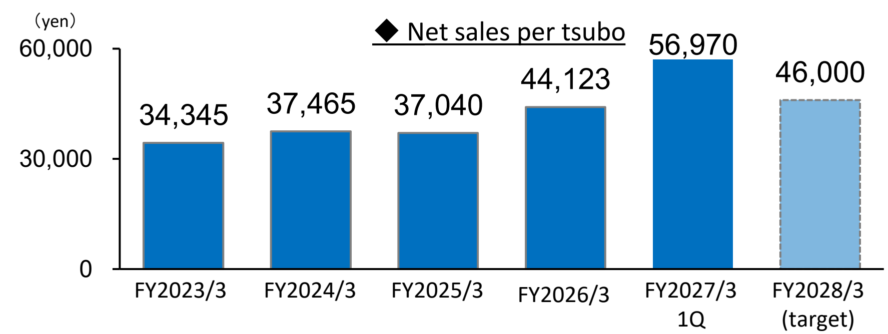
SHINJUKU AREA	
⑪ SHINJUKU MAYNS TOWER	687tsubo
⑫ NISHI SHIJUKU	789tsubo

TAMACHI/SHINAGAWA/HAMAMATSUCHO AREA	
⑬ Grande TOKYO HAMAMATSUCHO	1,456tsubo
⑭ HAMAMATSUCHO	431tsubo
⑮ TAMACHI	954tsubo
⑯ SHINAGAWA ANNEX	444tsubo
⑰ SHINAGAWA	641tsubo

YOKOHAMA/MINATOMIRAI AREA	
⑱ YOKOHAMA (WEST EXIT)	558tsubo
⑲ YOKOHAMA MINATOMIRAI	427tsubo
⑳ YOKOHAMA (EAST EXIT) ※Expansion in Oct 2026	451tsubo

◆Trends of Net sales for Conference Room and Operating area of Vision Center





*Net sales per tsubo is calculated by dividing the total of conference room fees and catering charges by the operating area.

SUN FRONTIER

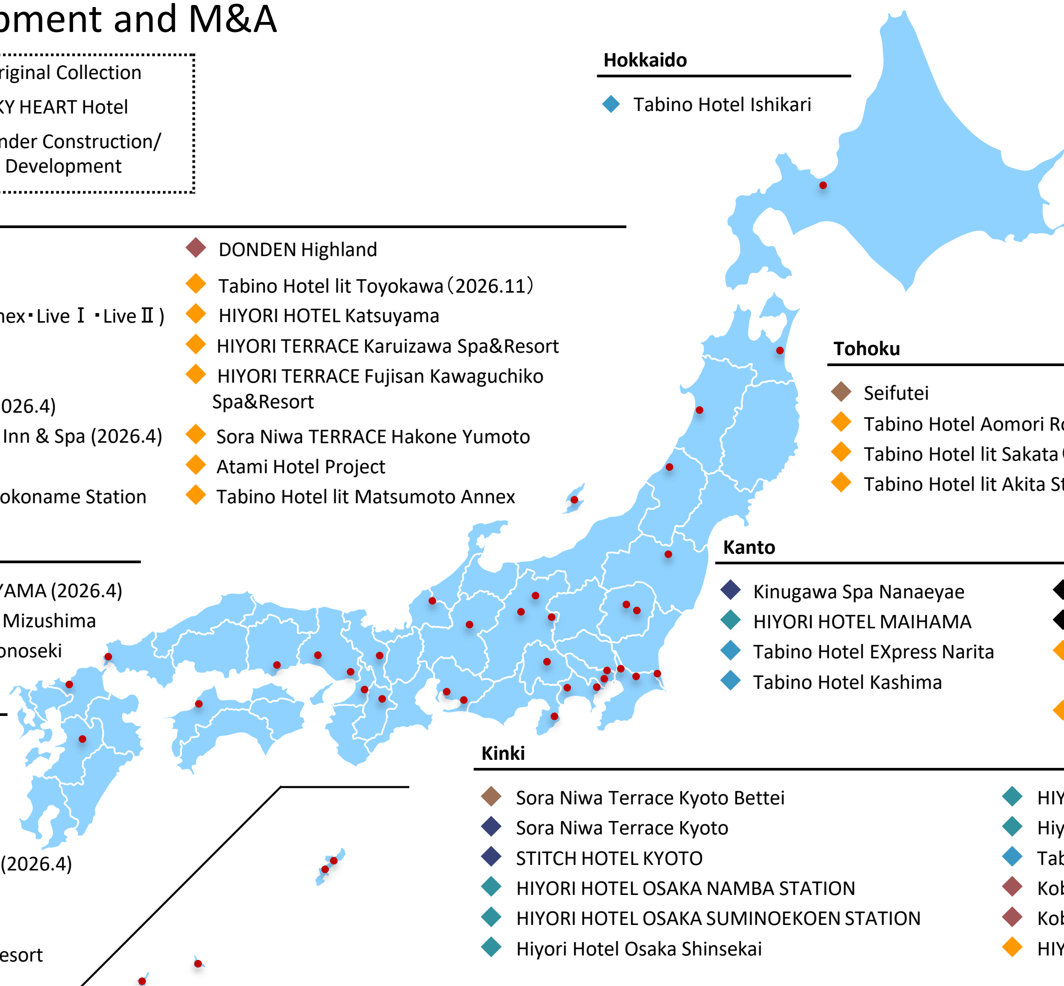
The Only Hotel in the World with Heartwarming Hospitality Services

Turn a single stay into a lifelong relationship!
Provide heartwarming services to guests and expand the number of rooms under operation by actively promoting development and M&A

- Luxury
- Executive
- HIYORI Hotel
- Tabino Hotel
- Original Collection
- SKY HEART Hotel
- Under Construction/ In Development

Status	Rooms	Hotels
In operation	4,227rooms	39hotels
Under construction	1,393rooms	9hotels
In planning	748rooms	6hotels
Total	6,368rooms	54hotels

(As of Jun 30, 2026)



Hokkaido

- Tabino Hotel Ishikari

Tohoku

- Seifutei
- Tabino Hotel Aomori Rokkashomura（2026.10）
- Tabino Hotel lit Sakata（2027.1）
- Tabino Hotel lit Akita Station（2027.1）

Chubu

- HOTEL OOSADO
- HOTEL AZUMA
- Tabino Hotel Sado(Main・Annex・Live Ⅰ ・Live Ⅱ)
- Tabino Hotel Hida Takayama
- Tabino Hotel lit Matsumoto
- Sado Seaside Resort & Spa (2026.4)
- Natural Hot Spring Dinosaur Inn & Spa (2026.4)
- Nagano Linden Plaza Hotel
- Spring Sunny Hotel Nagoya Tokoname Station
- DONDEN Highland
- Tabino Hotel lit Toyokawa（2026.11）
- HIYORI HOTEL Katsuyama
- HIYORI TERRACE Karuizawa Spa&Resort
- HIYORI TERRACE Fujisan Kawaguchiko Spa&Resort
- Sora Niwa TERRACE Hakone Yumoto
- Atami Hotel Project
- Tabino Hotel lit Matsumoto Annex

Kanto

- Kinugawa Spa Nanaeyae
- HIYORI HOTEL MAIHAMA
- Tabino Hotel EXpress Narita
- Tabino Hotel Kashima
- SKY HEART Hotel Keisei Koiwa Station
- SKY HEART Hotel Kawasaki
- Tabino Hotel Utsunomiya Yuinomori（2026.8）
- STITCH HOTEL GINZA EAST

Chugoku & Shikoku

- HIYORI HOTEL MATSUYAMA (2026.4)
- Tabino Hotel Kurashiki Mizushima
- SKY HEART Hotel Shimonoseki

Kinki

- Sora Niwa Terrace Kyoto Bettei
- Sora Niwa Terrace Kyoto
- STITCH HOTEL KYOTO
- HIYORI HOTEL OSAKA NAMBA STATION
- HIYORI HOTEL OSAKA SUMINOEKOEN STATION
- Hiyori Hotel Osaka Shinsekai
- HIYORI RESIDENCE KYOTO KAMOGAWA
- Hiyori Hotel Flex Osaka Dotonbori
- Tabino Hotel Kakogawa Befu Station
- Kobe Plaza Hotel
- Kobe Plaza Hotel West
- HIYORI HOTEL Kintetsu Nara

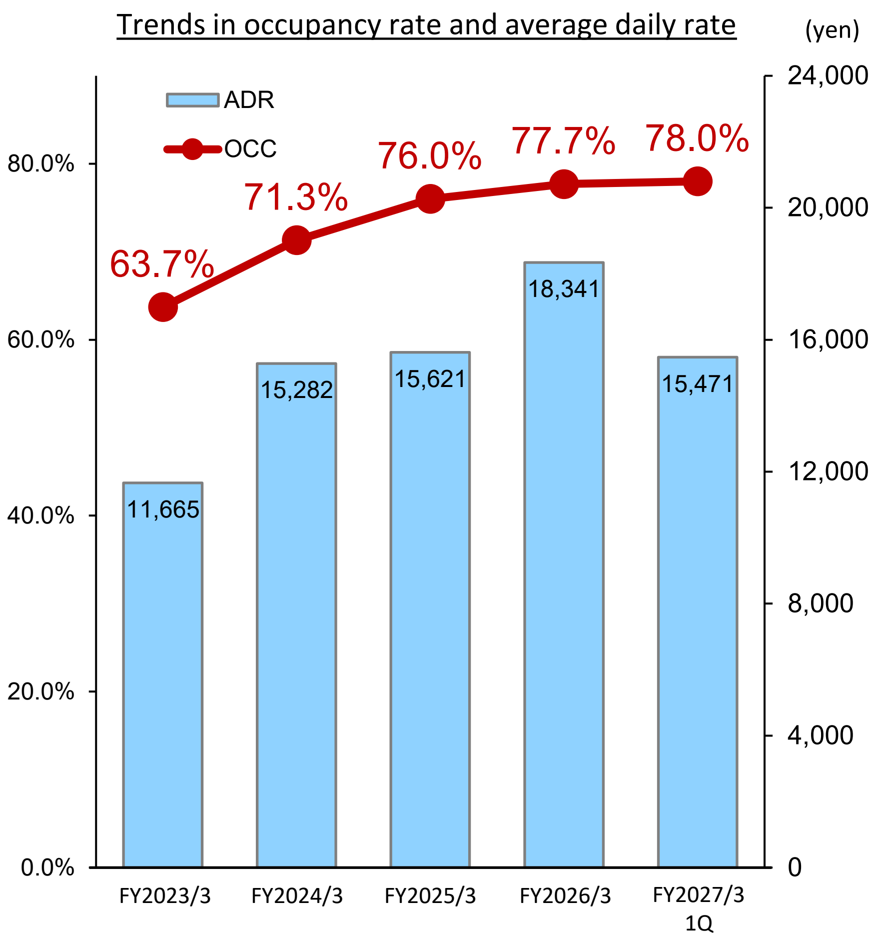
Kyusu & Okinawa

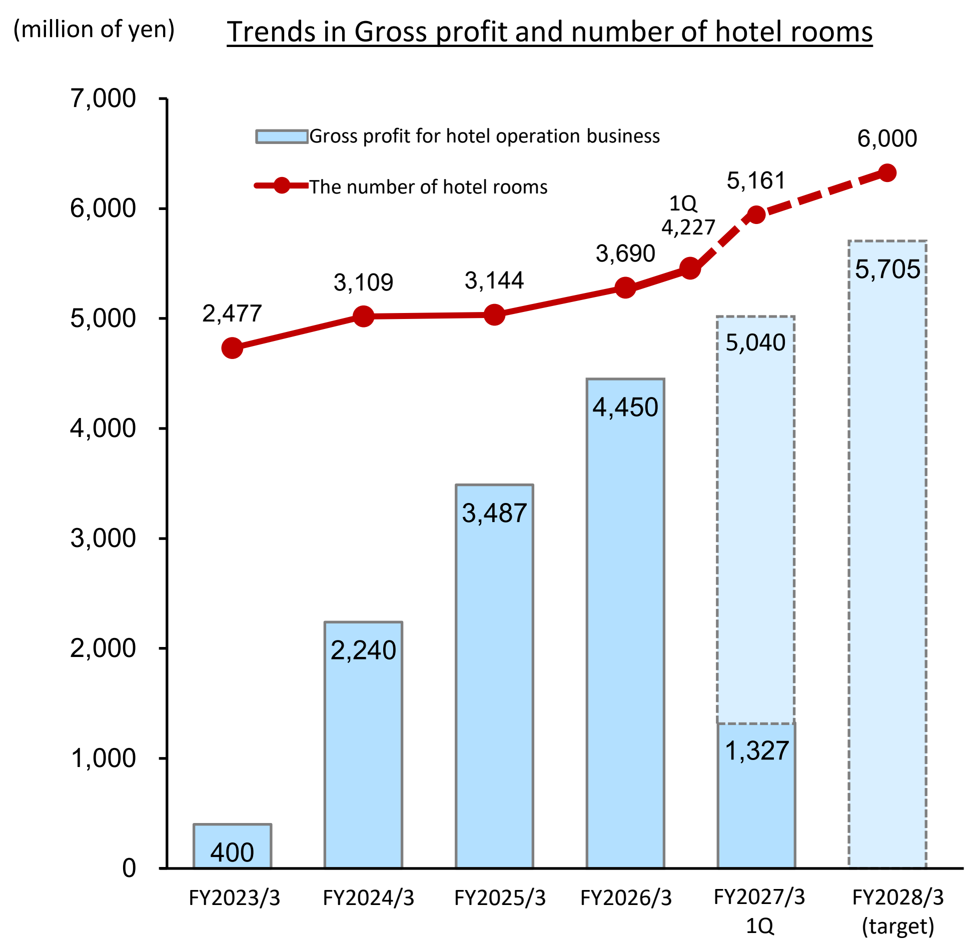
- Oriental Hills Okinawa
- Hiyori Ocean Resort Okinawa
- Tabino Hotel lit Miyakojima
- Tabino Hotel Villa Miyakojima
- Tabino Hotel Aso Kumamoto Airport (2026.4)
- SKY HEART Hotel Hakata
- HIYORI HOTEL Okinawa Nago
- HIYORI TERRACE Ishigakijima Spa＆Resort
- Tabino Hotel lit Ishigakijima

Sun Frontier Hotels

Trends and Targets in OCC, ADR and Gross Profit

Although average daily rate has been on a downward trend year on year due to the slowdown in Chinese inbound tourism and the impact of the new openings, we plan to strengthen our operations under the theme of “a heartwarming and fun hotel.”





Acquisition of Aeras Group, a Residential Leasing Brokerage Company

SUN FRONTIER

Acquired a 100% Equity Interest in Aeras Co., Ltd. to Accelerate Growth in the Residential Business*

Combining the strengths of both companies to drive growth and enhance corporate value in the "office," "hotel," and "residential" markets.

Strengths of Aeras Group

- **Network of 67 rental housing agencies in the Tokyo metropolitan area**
- **Top-class brokerage record in the Tokyo metropolitan area**
- **Three brands to cover all customer segments**
- **Abundance of leasing information and customer contact points**

Strengths of Sun Frontier Fudousan

- **Comprehensive in-house real estate service Planning capabilities and creativity for set-up offices**
- **Management and leasing capabilities for small and medium-sized office buildings in central Tokyo**
- **Hotel operation capabilities with heartwarming services**

Synergies between Aeras Group and Sun Frontier Fudousan

① Development of income-yielding properties and expansion of the Revitalization Business by utilizing abundant rental housing data of the Tokyo metropolitan area.

② Leverage Aeras Group's leasing expertise to expand our customer base and increase business opportunities with building owners with building owners in the residential asset market through high-occupancy, high-yield rental apartment products.

③ Increase leasing transactions and the number of residential properties under management, thereby expanding recurring income from stock-type businesses.

*Acquired the shares of Aeras Co., Ltd. and nine of its group companies within the Aeras Group.(as of July 29, 2026)

M&A

Profile and History of AERAS Group

A corporate group operating for 42 years, specializing in residential leasing in the Tokyo metropolitan area.

Company name	AERAS Co., Ltd.
Date of foundation	March 1984
Head office	1-34-5 Higashi Ikebukuro, Toshima-ku, Tokyo
Representative*	Kengo Otsuki, President Representative Director
Business profile	Leasing and operation of real estate
Group net sales	Approximately 6.5 billion yen (fiscal year ended May 31, 2026)
Capital stock	10 million yen (as of May 31, 2026)
Number of stores	67 directly managed stores in the Tokyo metropolitan area
Annual number of transactions	Approximately 45,000
Number of employees	Approximately 700 employees (total of 10 group companies)

*As of the announcement on July 29, 2026.

Main history

- **1984** **Established AERAS Co., Ltd.**
- **2001** **Established SOLEIL Co., Ltd.**
- **2014** **Established GRANDE Co., Ltd.**
- **2026** **Joined the Sun Frontier Fudosan Group**

Covering a wide range of property types by developing stores under three brands

AERAS
51 branch offices
Wide range of properties in close ties with local communities

SOLEIL
11 branch offices
Properties for single-person households across a wide area

GRANDE
5 branch offices
Luxury rental properties

Recent M&A Initiatives of the Group

SUN FRONTIER

Actively utilize M&A to expand business domains and strengthen existing businesses

Year	Target Company	Office	Construction	Hotel	Residential
2012	(Current) SF Building Maintenance	✓ Building cleaning			
2019	(Current) SF Engineering		✓ Interior finishing		
2021	Japan System Service (Absorbed by (current) SF Building Maintenance)	✓ Building cleaning			
2021	(Current) SF Communication		✓ Telecommunications		
2021	(Current) HOTEL OOSADO			✓ HOTEL OOSADO	
2024	Nihon Toshi Hotel Kaihatsu (Joytel Hotel Group) (Absorbed by Sun Frontier Hotel Management)			✓ Joytel Hotel	
2024	SANWA Development (Absorbed by Sun Frontier Hotel Management)			✓ Seifutei	
2024	Oriental Resort Associates			✓ Oriental Hills Okinawa	
2025	Nagano Linden Holdings			✓ Nagano Linden Plaza	
2025	Otake Kenso Holdings (Absorbed by Otake Kenso)		✓ Manufacture and sale of sashes		
2026	AERAS Group				**✓ Leasing and operation**

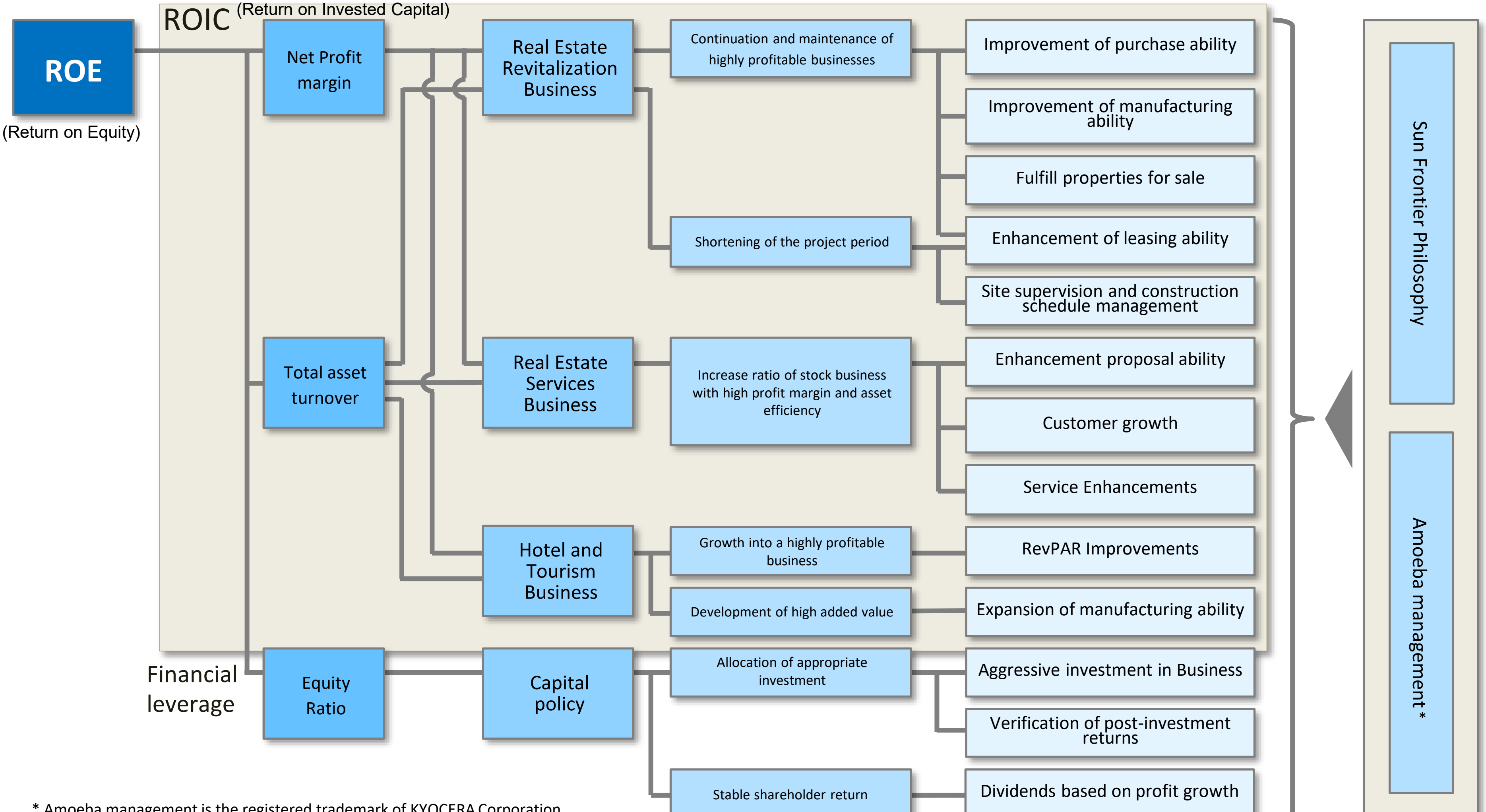
*Main initiatives are listed. Not all M&As are included.

Management with a Focus on Capital Costs and Share Price

SUN FRONTIER

Drivers to improve ROE

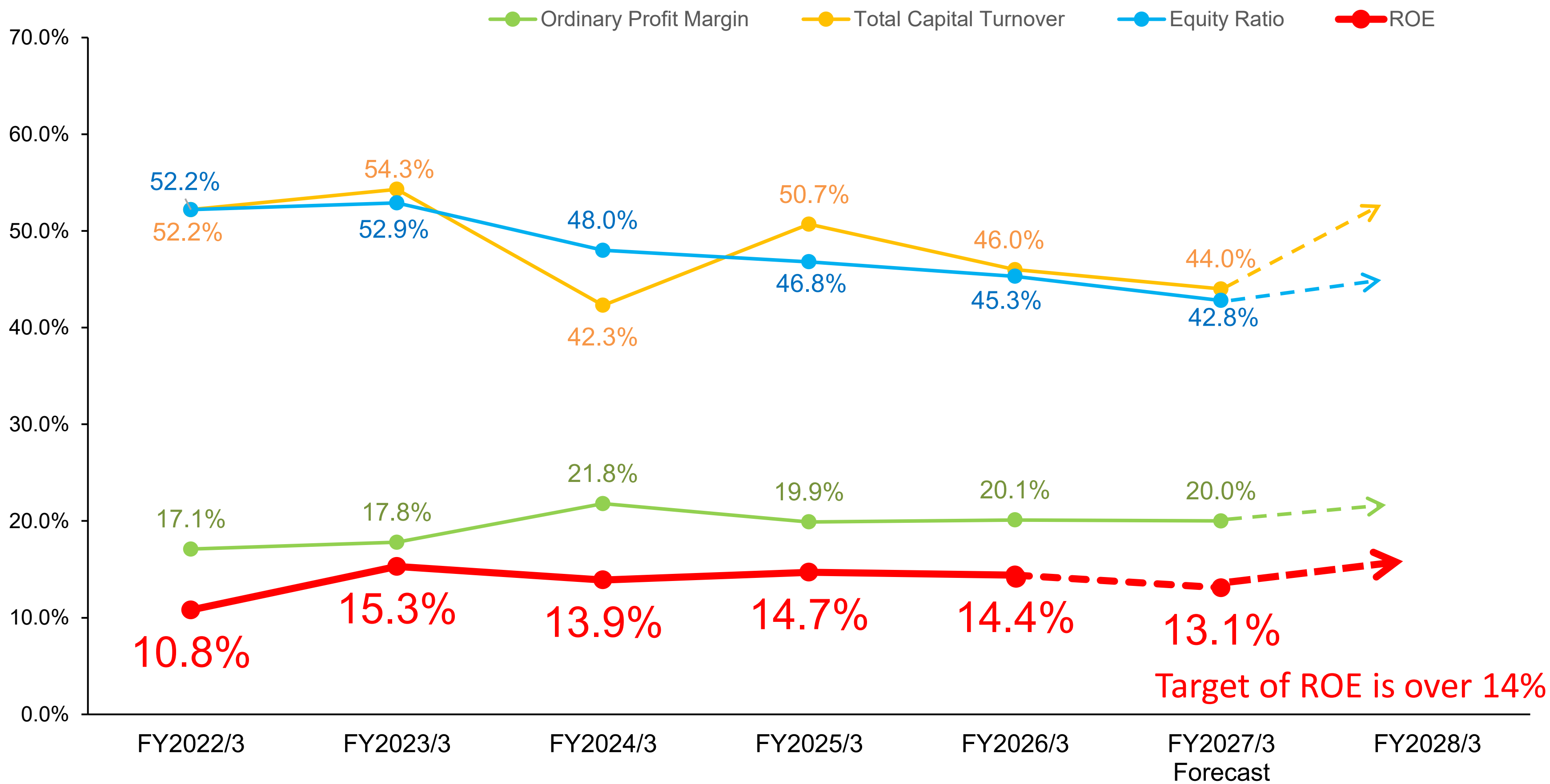
Permeation of philosophy and amoeba management enhances employee engagement and promotes businesses through fully participatory management approach. Improve ROE by enhancing ROIC while maintaining financial discipline



* Amoeba management is the registered trademark of KYOCERA Corporation.

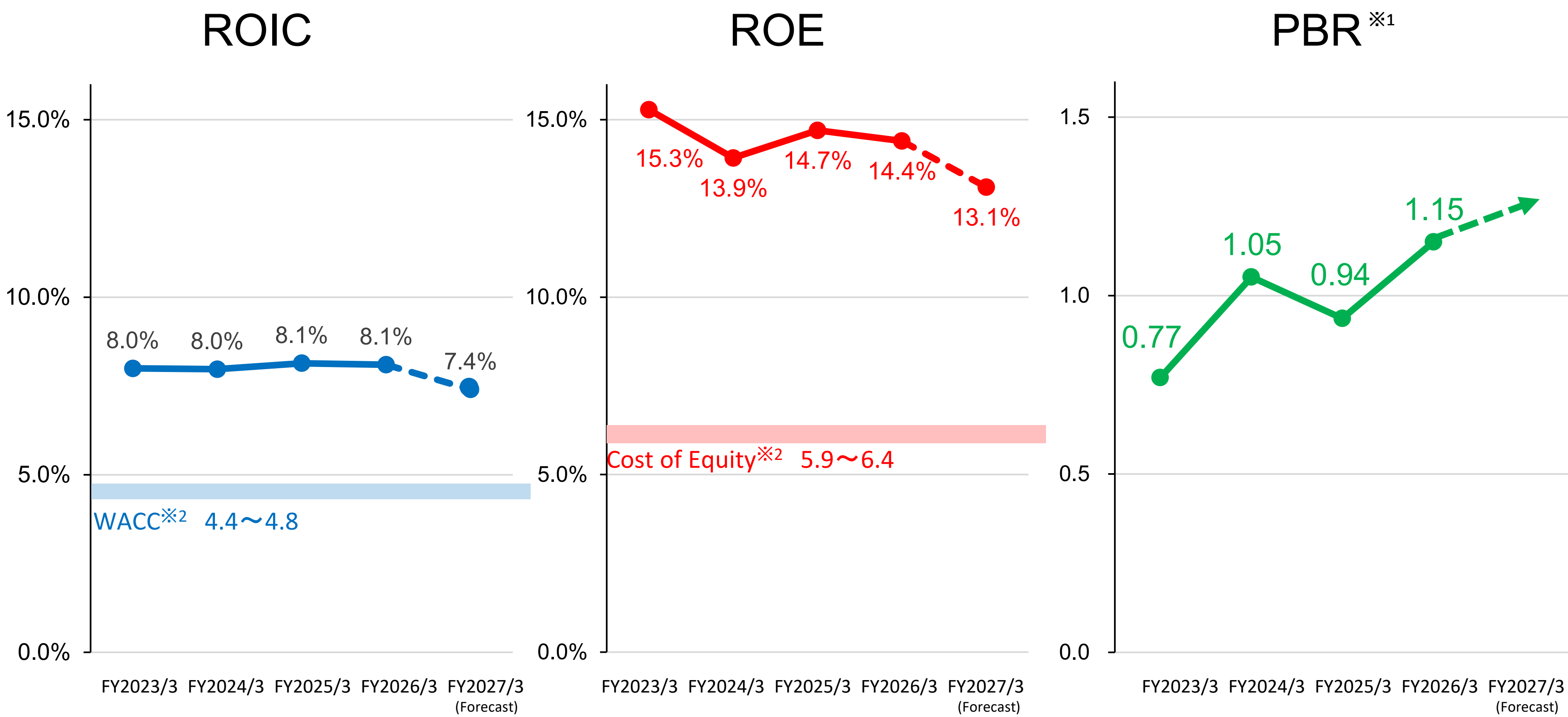
Trends of ROE and each indicator

Ordinary Profit Margin		Total Capital Turnover		Equity Ratio		
Enhance added value in clients' point of view and evolve and grow highly profitable businesses.	×	Increase efficiency by shortening project period and increasing stock business sales.	×	Maintain financial soundness while promoting investment and accelerating business.	=	Improving ROE (Return on equity)



Profitability Continues to Exceed the Capital Cost

If ROIC continues to exceed WACC, ROE will continue to exceed the cost of shareholders' equity, and PBR will improve



※1 PBR is the figure at each period-end.
※2 The cost of equity is calculated using the Capital Asset Pricing Model (CAPM).
It is assumed that the cost of equity will remain in the range of 5.9% to 6.4%, consistent with the median of the past four fiscal years. Similarly, the Weighted Average Cost of Capital (WACC) is expected to remain in the range of 4.4% to 4.8%, based on the median of the past five fiscal years.

Strengthening IR Activities

SUN FRONTIER

Engage in proactive dialogue with the capital markets

Sun Frontier IR website

Actual result of main activities of IR		FY2025/3	FY2026/3	FY2027/3 1Q
Presentation of financial results	Held every quarter by President Representative Director, Seiichi Saito.	Held 4 times	Held 4 times	Held 4 times (forecast)
IR meetings	Conducted individually as needed. (mainly handled by President Representative Director and IR staff).	82 times	84 times	26 times
Individual investor briefing	For the fiscal year ending March 2026, it will be conducted through an online briefing hosted by Daiwa IR	1 time	1 time	1 time (forecast)
Property visit ※for analysts and institutional investors	Invite to RP properties	5 times	5 times	1 times
	Invite to sites of Vision Center	1 time	1 time	-

Disclosed materials	
Financial Results	Disclose Japanese and English version simultaneously. Disclose Chinese version within a week after Japanese.
IR Presentation	Disclose Japanese, English version and Chinese version simultaneously.
IR Video and script	Disclose Japanese (video) and English (audio) on the day.
Annual Securities Report	Disclose Japanese and English version.
Notice of General Meeting of Shareholders	Disclose Japanese and English version.
Analyst Report	FISCO 【Japanese】 Shared Research 【Japanese】 【English】

Shareholder benefit program	
Outline	Discount coupons for hotels operated by our group companies based on the number and period of shares held.
Period	From July 1st of the issuance year to June 30th of the following year.
Details	For the details, please review to the website of Shareholder benefit program. https://www.sunfrt.co.jp/ir_info/stockholder_benefit_plan/

Publication of the Integrated Report 2025

Expanding the disclosure of financial and non-financial information and promoting more transparent information dissemination

The Group issued its first integrated report in September 2025.
In addition to the company philosophy we have cherished since our founding, the report comprehensively communicates our path toward enhancing future corporate value by integrating financial and non-financial information, including our management philosophy, growth strategies, and sustainability management.
We plan to issue our second integrated report in September 2026.

Front cover

<Contents>

SECTION 01 Sun Frontier's Values

Looking back at the history of the Company's core values

SECTION 02 Corporate Value Creation and Our Vision

Detailed explanation of the vision, including top management's message and the value creation process

SECTION 03 Putting Value Creation into Practice

Growth strategies by business segment and interviews with employees who are taking on new challenges

SECTION 04 The Foundation of "Altruism" Supporting Value Creation

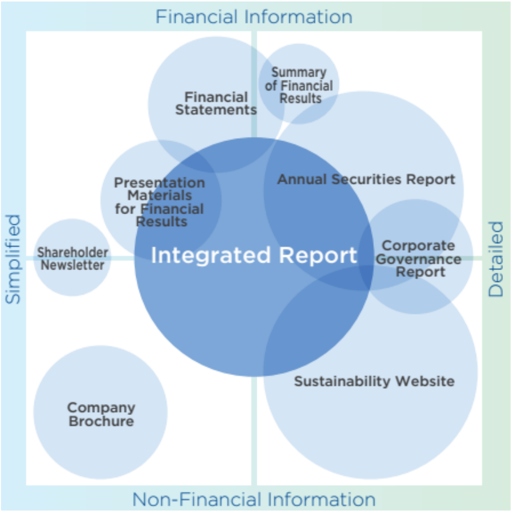
Categorized by ESG and included human capital discussions and interviews with outside directors

SECTION 05 Record of Value Creation

Financial and non-financial historical data

Full text of Integrated Report

Information disclosure system

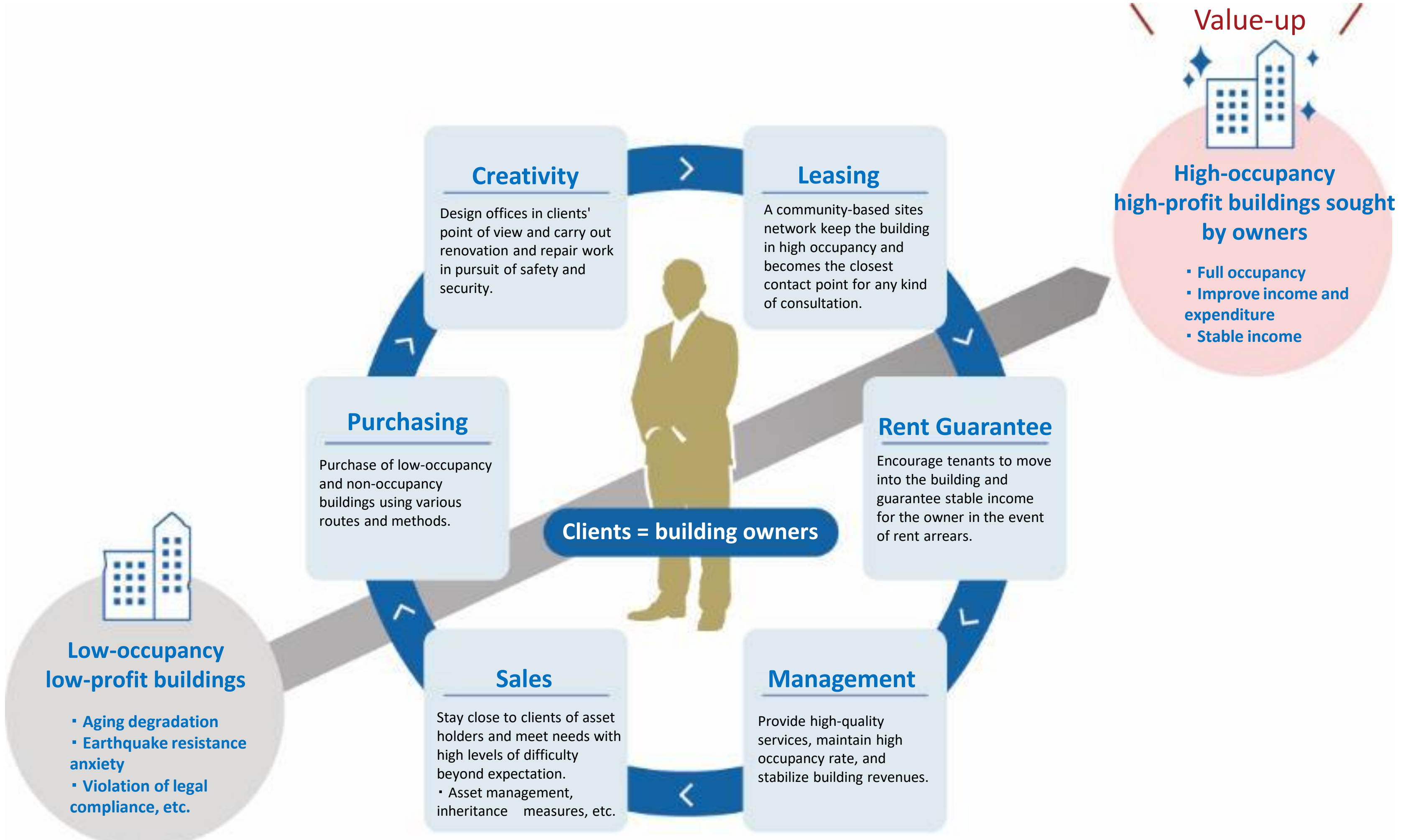


Philosophy and Business Initiatives

SUN FRONTIER

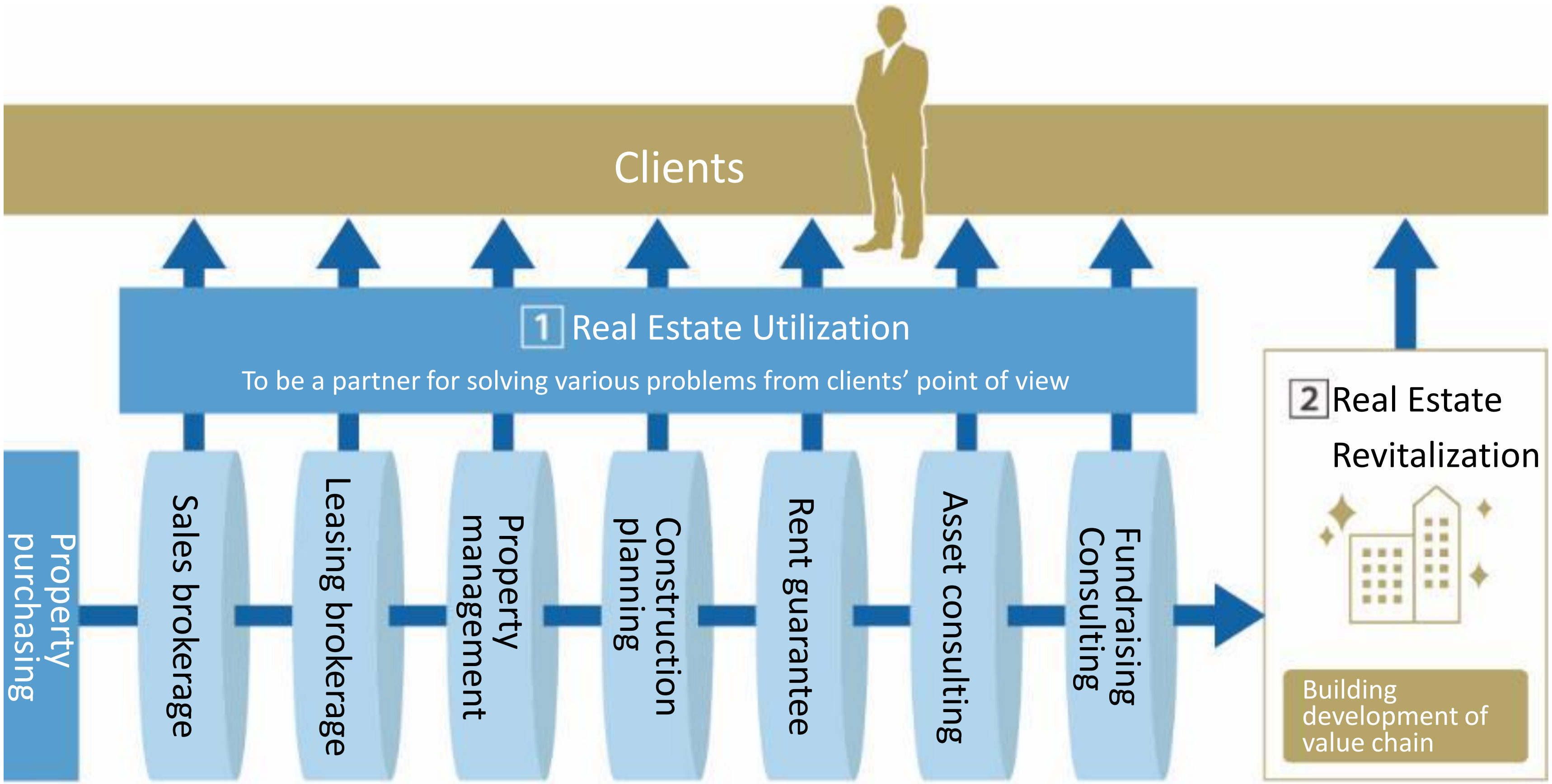
Business Model for Replanning Business

Renovating the office buildings with low occupancy and in need of large-scale repairs into high-value-added properties demanded by society using "clients' point of view."



Strengths in Office Business

With in-house processes from procurement to development, occupancy, sales, and support, we solve various problems by getting client's needs correctly.



1 Real estate utilization: Get close to our clients and solve various problems. Capture the source of added value from clients' voices.

2 Real estate revitalization: Utilize the needs we earned and the know-how for improving the valuation to conduct sales activities.

Sustainability Management

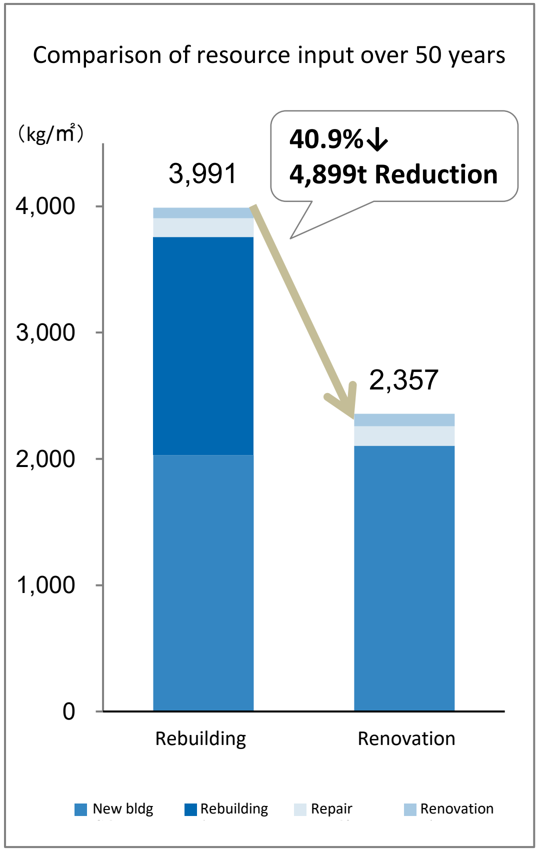
Sustainability Vision

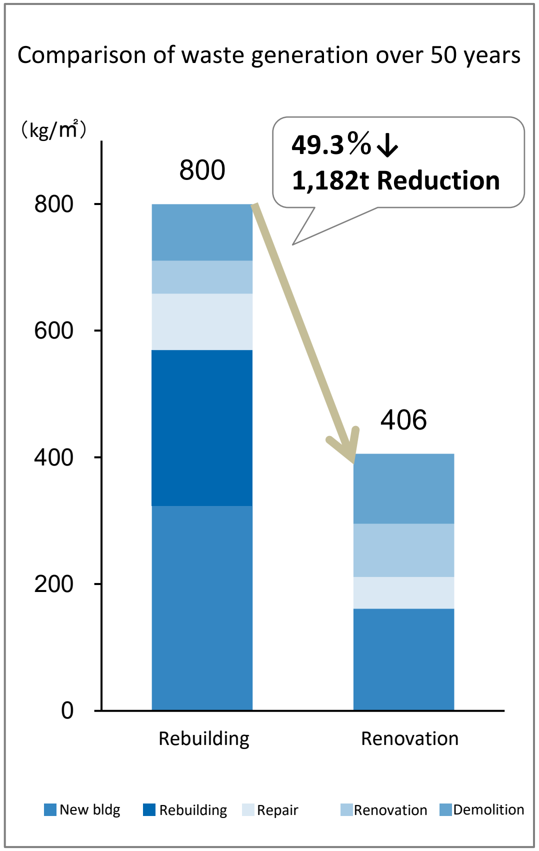
We will contribute to the realization of a sustainable society through our business activities, respecting the heart of altruism that is our company policy.

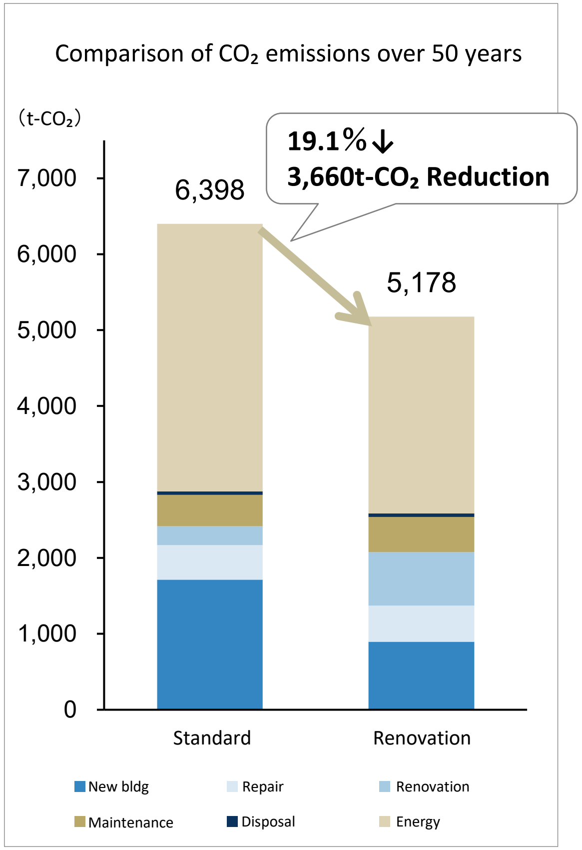
Important Challenges	Social Issues to be Solved	Key Measures	Specific Measures	Indicators and Targets	Results for FY2026/3
Environmental Protection	Global warming due to greenhouse gas emissions	Reducing of greenhouse gas emissions in business activities	Suppression of greenhouse gas emissions from construction through the promotion of real estate revitalization	Achieve an average reduction of over 12% in CO_2 emissions compared with new building construction	12.6%
			Offset greenhouse gas emissions from construction in real estate revitalization through credits	Offset 100% of CO_2 emissions generated from real estate revitalization construction	100.0%
			Reduction of greenhouse gas emissions in our business activities	Reduce greenhouse gas emissions (Scope 1 and 2) compared to fiscal 2022: 22% reduction by 2030 and carbon neutrality by 2050	2% reduction
	Resource conservation and waste reduction (biodiversity)	Longevity of real estate	Extension of economic useful life of buildings through real estate revitalization construction	Extending the economic useful life of buildings by 30% or more	66.9%
			Improvement of occupancy rates of buildings with long elapsed years through total support for real estate	Occupancy rate of 90% or more for buildings over 30 years old	94.1%
				Over 90% of buildings continue to be managed for the improvement in occupancy rates for buildings over 30 years old	98.0%
		Reduction of environmental impact of real estate revitalization	Environmentally friendly building and office creation (efforts to obtain environmental certification)	Achieve 100% acquisition of environmental certification in new office development	N/A
Regional Revitalization	Revitalization of the regional economies	Create buildings, offices, and spaces with “job satisfaction“ and “creativity" that contribute to economic growth	Promotion of real estate revitalization with consideration for well-being	Ratio of newly supplied replanning properties that exceed the internal standards: 30% in FY2023, 50% in FY2025 and 70% in FY2030	66.7%
				Tenant satisfaction surveys conducted annually (for Company-owned properties)	Completed
	Responding to natural disasters that are becoming more devastating	Prevent and mitigate disaster through regional cooperation	Providing set-up offices with emergency supplies or installation space	Number of office sections equipped with disaster prevention equipment or designated installation space: 20 sections in FY2024, 50 sections in FY2027 and 75 sections in FY2030	20 units
			Providing information that contributes to the improvement of tenants’ disaster prevention awareness	Posting disaster prevention information on dedicated websites (company-owned properties): 100%	100.0%
Human Resource Development	Decline in the working-age population (decrease in actual labor force) due to the declining birthrate and aging population, and elimination of the gender gap	Respect and utilize diversity	Creating a work environment suited to each employee’s life stage and provide flexible training opportunities	Target ratio of women managers FY2036/3: at least 15% (Sun Frontier Fudousan Co., Ltd.)	9.6%
		Create a workplace with job satisfaction, creativity, and growth opportunities	Establishment of next-generation leader development program, support system for external trainings, etc	Ratio of training hours to prescribed working hours: 12% or more in FY2023 (Sun Frontier Fudousan Co., Ltd.)	11.7%
			Utilization of DX, improvement of business processes and improvement of individual abilities	Year-on-year increase in ordinary profit per hour (per regular employee in Sun Frontier Fudousan Co., Ltd.)	Y to Y 98.3%
			Hold seminars aimed at promoting employees' physical and mental well-being, and foster a work environment where each employee can engage in their work in good health—both mentally and physically	Hold at least two seminars per year by industrial physicians, etc.	3 times

Create both Customer Value and Social Value

Solving social issues through supporting our clients' business.







<Assumptions and rationale>

Assuming a 30-year-old office building of approximately 3,000 square meters, the environmental contribution over a 50-year period (the service life of SRC office buildings) was estimated based on the Architectural Institute of Japan's LCA Tool※.

・Rebuilding: In the case of rebuilding every 35 years
・Renovation: Regeneration without destroying old buildings (long-life buildings)
・Standard: Assuming a 30-year-old unrenovated building

※Architectural I "LCA Tool for Buildings Ver5.0 - Evaluation Tool for Global Warming, Resource Consumption and Waste Management", estimated with the cooperation of Engineering Research Institute of Japan.

Regional Revitalization Initiatives Centered on Hotels

Revitalizing local communities through tourism — when the regions thrive, Japan thrives.

Japan offers a wide range of attractions, including beautiful natural landscapes, rich history and culture, delicious cuisine and hot springs, heartfelt hospitality, traditional local festivals, and outdoor activities. As interest in destinations across Japan continues to grow, our Group will contribute to the revitalization of local economies by entering into agreements with municipalities and working closely with local communities through the development and operation of hotels rooted in each region.

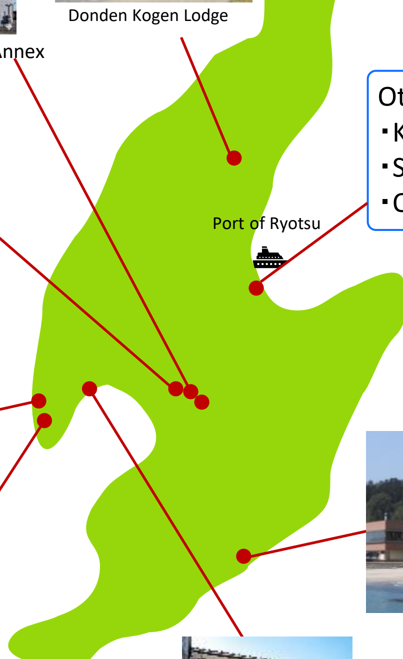
Sado Island, Niigata Prefecture


Tabino Hotel Live Sado

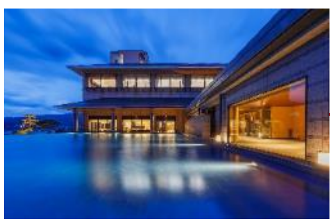

Tabino Hotel Sado Annex


Donden Kogen Lodge


Tabino Hotel Sado



Other Business
- Kigaruni Rent a Car
- Sado Outdoor Base
- Okesa Kanko Taxi


HOTEL OOSADO


Sado Seaside Resort & Spa


HOTEL AZUMA


LE BLUE SADO SAWANE

Miyakojima City
- Tabino Hotel lit Miyakojima (opened in Jun 2021)
- Construction and sale of condominiums for rent
- Operation of Coral Port, a restaurant within Shimojishima Airport

Kakogawa City
- Tabino Hotel Kakogawa Befu Station (opened in Sep 2025)
- Concluded an "Agreement on Assistance and Cooperation in the Event of a Disaster"

Ishikari City
- Tabino Hotel Ishikari (opened in Oct 2025)
- Concluded a "Comprehensive Partnership Agreement"

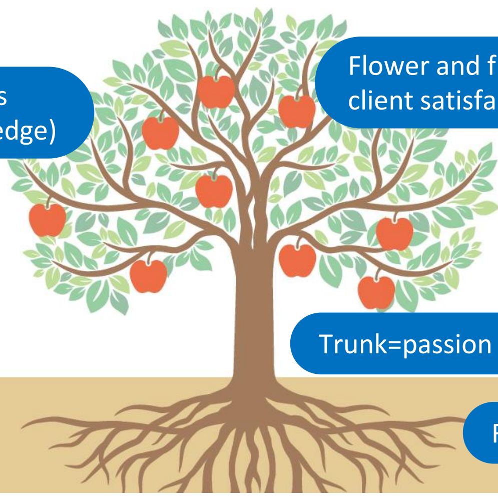
Rokkasho Village
- Tabino Hotel Rokkasho (scheduled to open in Oct 2026)
- Concluded a "Basic Agreement on the Establishment of a Place of Business"

Sakata City
- Tabino Hotel lit Sakata (scheduled to open in Jan 2027)
- Concluded a "Partnership Agreement for Regional Development"

Human Resource Development

Thoughts on Human Resource Development

Together with colleagues who share the company's core value of 'altruism,' we aim to cultivate individuals who, with a pioneering spirit, can explore new frontiers and contribute to the realization of a sustainable and prosperous society.



Human Resources Development Policy

Respect for and utilization of diversity

Environmental Improvement Policy

Creating a workplace with motivation, creativity, and growth opportunities

Measures

- Creation of a work environment suited to each employee's life stage and provision of flexible training opportunities
- Cultivating Ameba leaders for business diversification and organizational expansion
- Establish training programs for the next generation leaders, improve support systems for external training, and increase the ratio of training hours to designated working hours to 12% or more.
- Use of DX, improvement of business processes and individual capabilities, and year-on-year increase in ordinary profit per hour

Key Points

- Strengthening the human resource base
- Manufacturing from the perspective of customers and heart-warming services
- Promotion of core business tie-ups and diversification

Basic Policies of the Medium-Term Management Plan

Working to resolve social issues by promoting core business tie-ups and business diversification through customer-oriented manufacturing and heart-warming services

ESG Data

Environment

As of Jun 30, 2026

Three RP buildings were selected for MLIT's model project for value-enhancing renovations of small and mid-sized buildings.

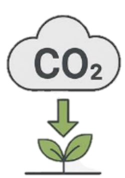
Acquired BELS for
33 properties

Actual number of RP buildings
Total 528 buildings

Carbon Offset
Cumulative
total **3,896t-CO2e**

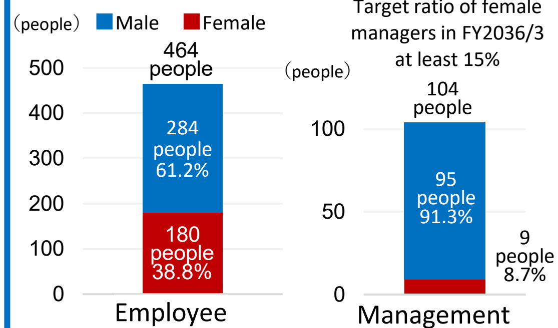
RP construction
81 buildings
1,655t-CO2e

Greenhouse Gas Emissions
Reduction Rate: 12.7%



Social

Ratio of male and female employees in managerial positions

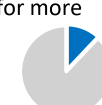


As of Jun 30, 2026

Childcare leave
acquisition rate for male：45.5% (YoY +24.1pt)
Including our own childcare leave system：72.7%
Return to work for female：50.0%

As of March 31, 2026

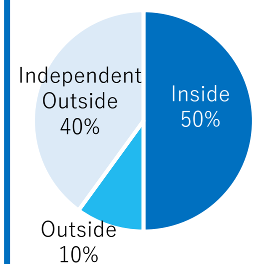
Human resource development
Target: Support programs, etc., account for more than 12% of prescribed working hours
Result: 11.7%



As of March 31, 2026

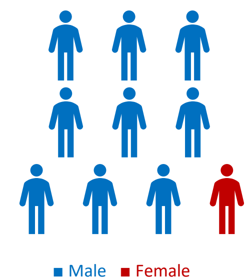
Governance

Ratio of Outside Officers 1/3 or more



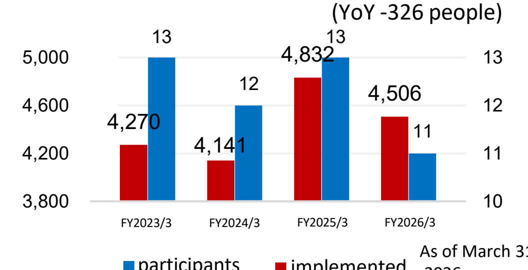
As of Jun 30, 2026

Female Directors
1 out of 10



As of Jun 30, 2026

Compliance-related training
Number of times implemented：11
Cumulative number of participants：4,506people
(YoY -326 people)



As of March 31, 2026

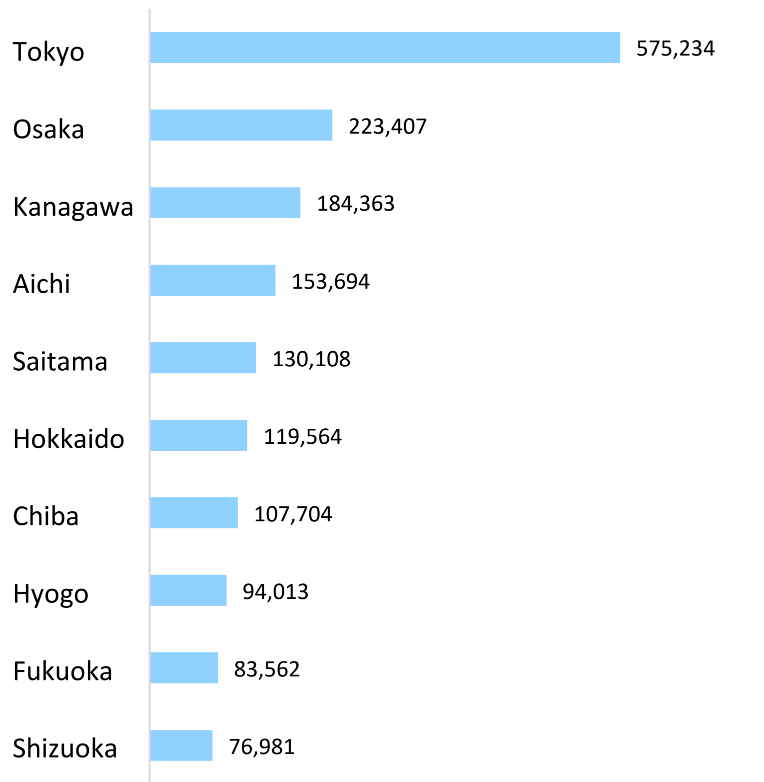
Sustainability website

References Materials

The Number of Corporations by Prefecture and Number of Office Buildings in Tokyo's 23 wards

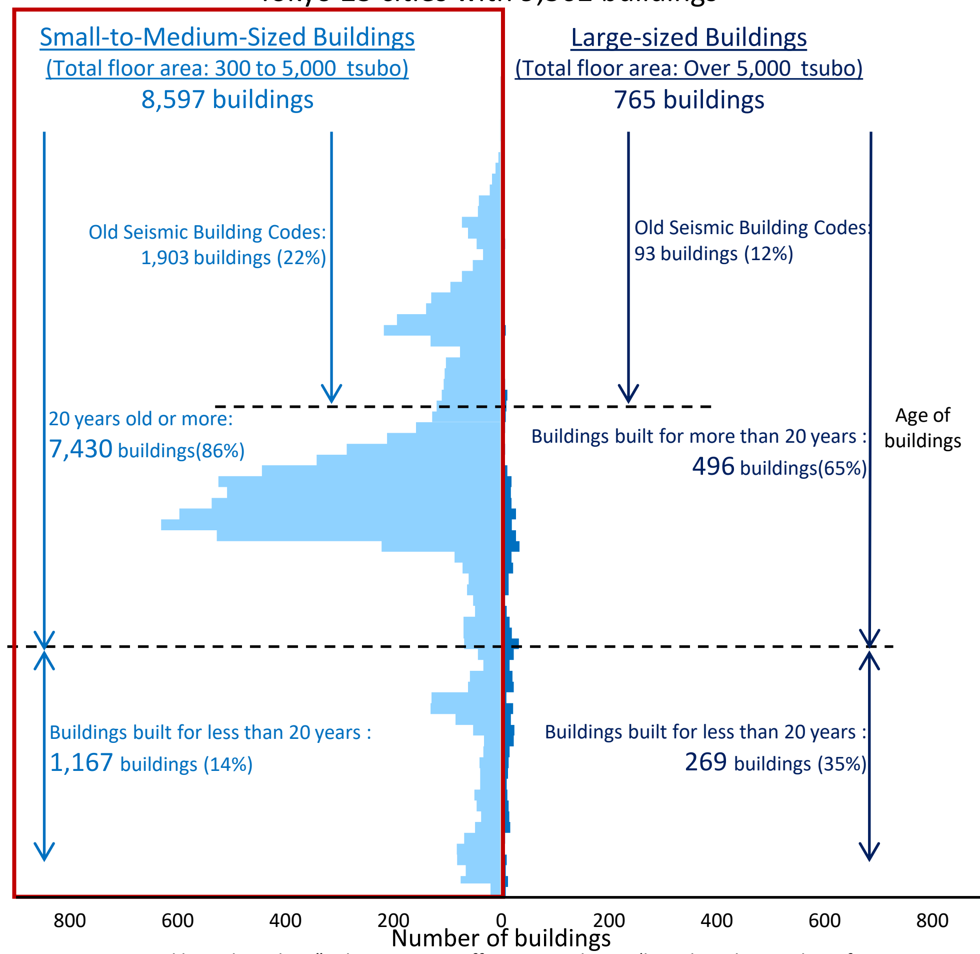
In Tokyo concentrated many companies, demand renovation and rebuilding suppressed waste of resources remains high in while small and medium-sized buildings continue to age.

Top 10 Prefectures by Number of Corporations



Source: Compiled by the Company based on the National Tax Agency's "Number of Corporations by Prefecture".

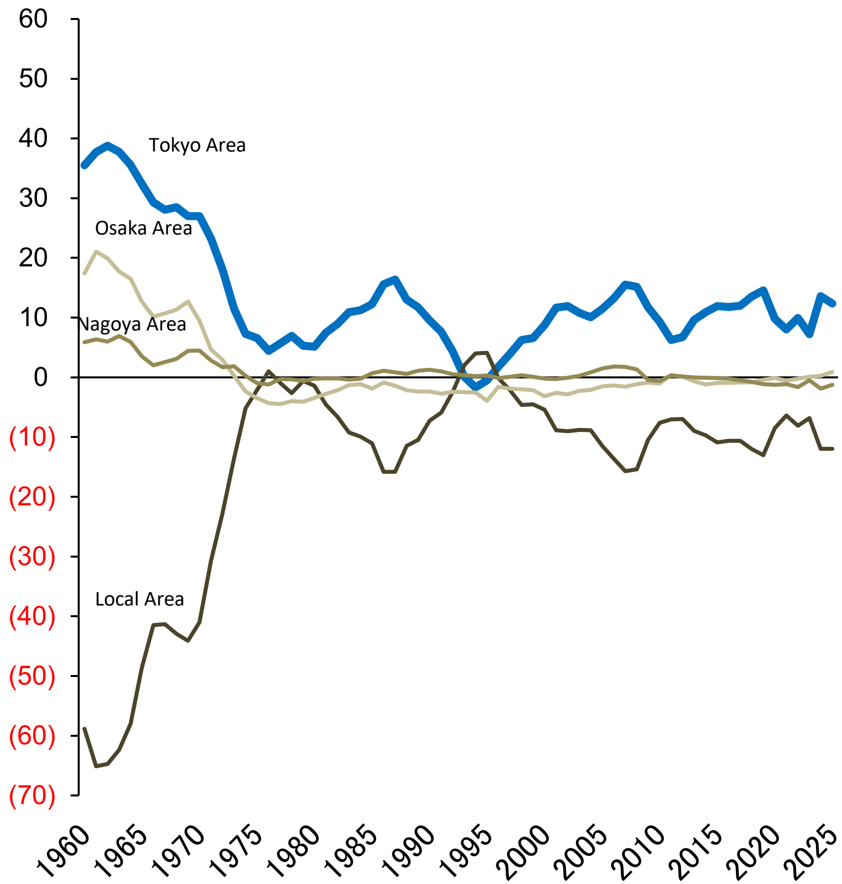
Tokyo 23 cities with 9,362 buildings



Source : Created by us based on "Tokyo 23 cities Office Pyramid 2026 (based on the number of buildings)" (Xymax Real Estate Institute)

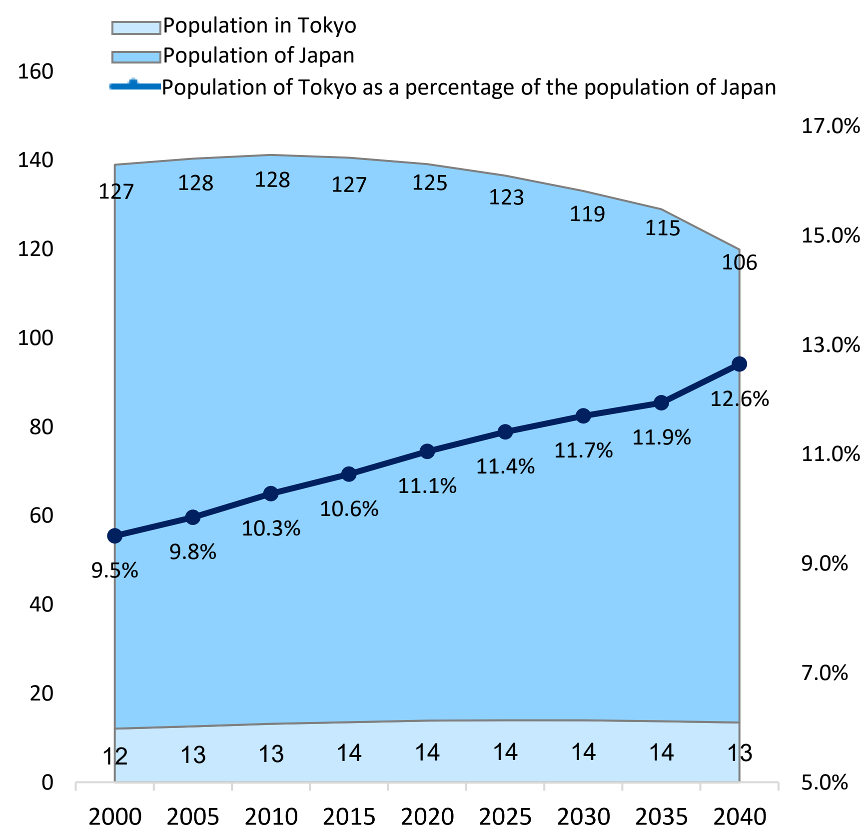
Insight for Business Environment

While the population of Japan is decreasing, the population of Tokyo is increasing as more people are moving into the Tokyo area.



Source: Prepared by the Company based on Statistics Bureau, Ministry of Internal Affairs and Communications, "Number of New Residents by Address Before and After"

Ratio of Tokyo population to Japanese population (estimate)

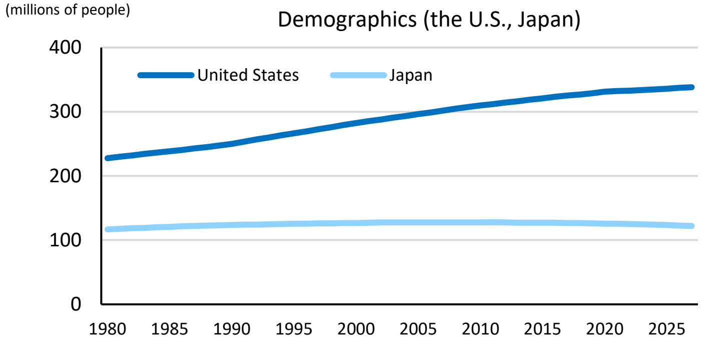


Source: Compiled by the Company based on Tokyo Metropolitan Government statistics - "Population of Tokyo (Estimate)."

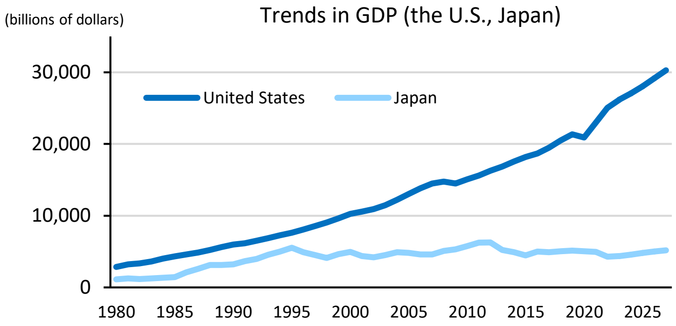
Overseas Markets (the U.S., Vietnam)

Supplying Japan's high-quality residential real estate in the United States (New York) and Vietnam (Danang), where population growth and high growth rates continue

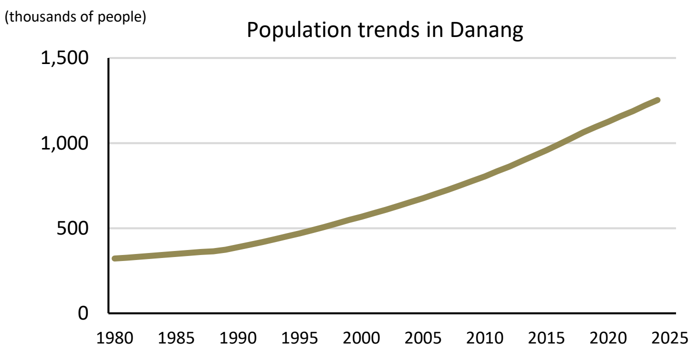
While the population of Japan is decreasing, the population of the United States continues to increase, and there is a high possibility of continued housing demand.



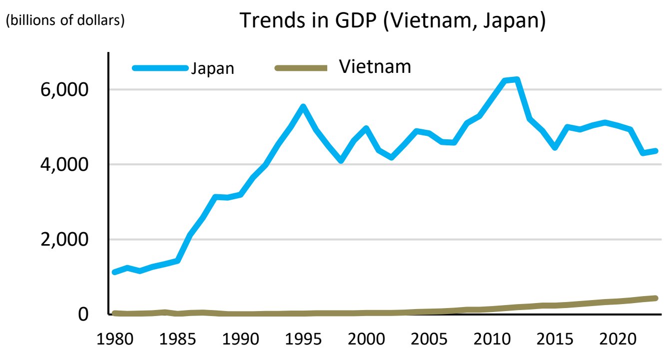
In contrast to Japan, where the growth rate is flat, the U.S. has a very high growth rate, has many jobs, and is expected to continue to have a high demand for real estate.



Da Nang is the third largest city in Vietnam. The population exceeded 1 million in 2017 and has continued to increase since then, and high housing demand is expected in the future.



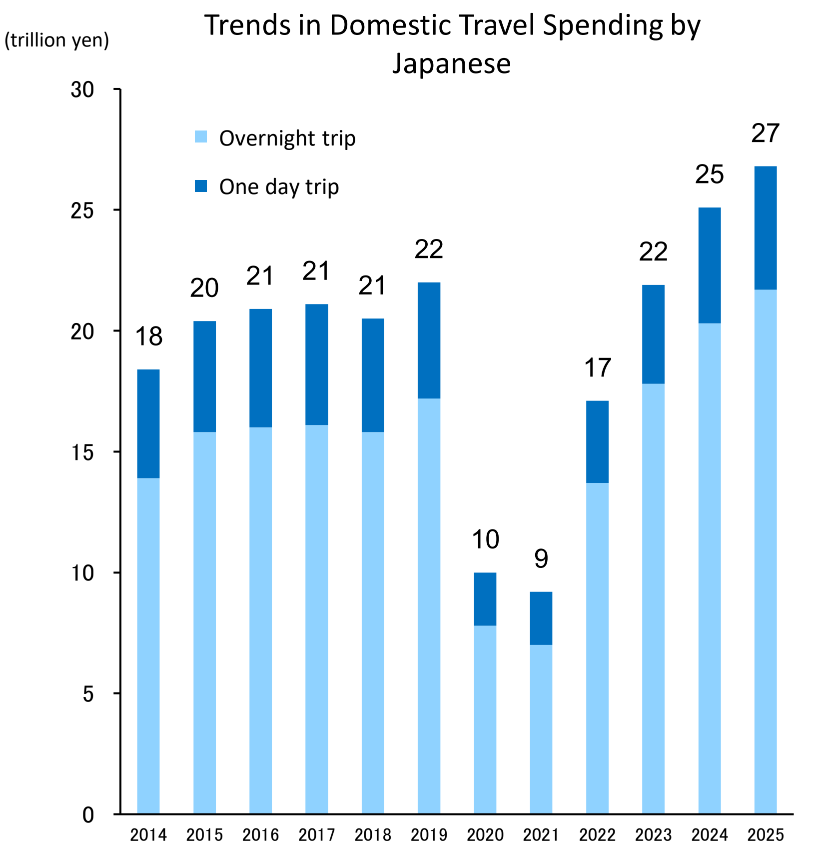
Although the GDP of Vietnam is lower than that of Japan, the growth rate is higher than that of Japan, and Vietnam is considered to have a high potential for future.



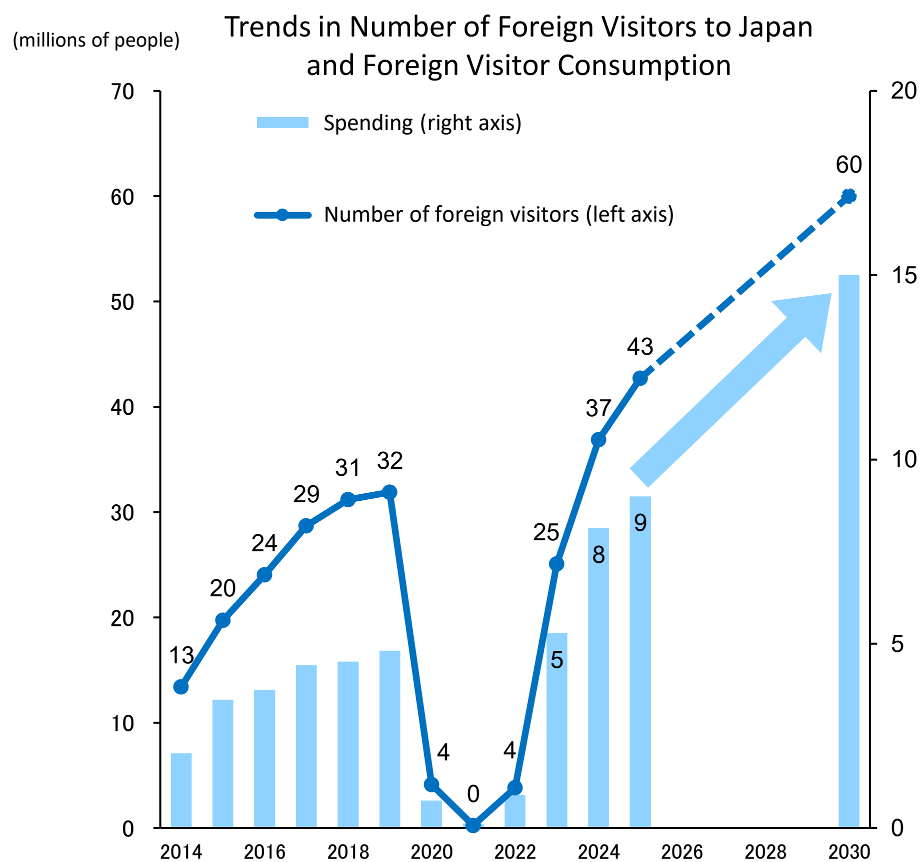
Source: IMF World Economic Outlook database (prepared by the Company)

Demand recovery and growth potential in the hotel market

The recovery in travel demand has been remarkable, and both the number of foreign visitors to Japan and their spending are expected to further expand in the future.

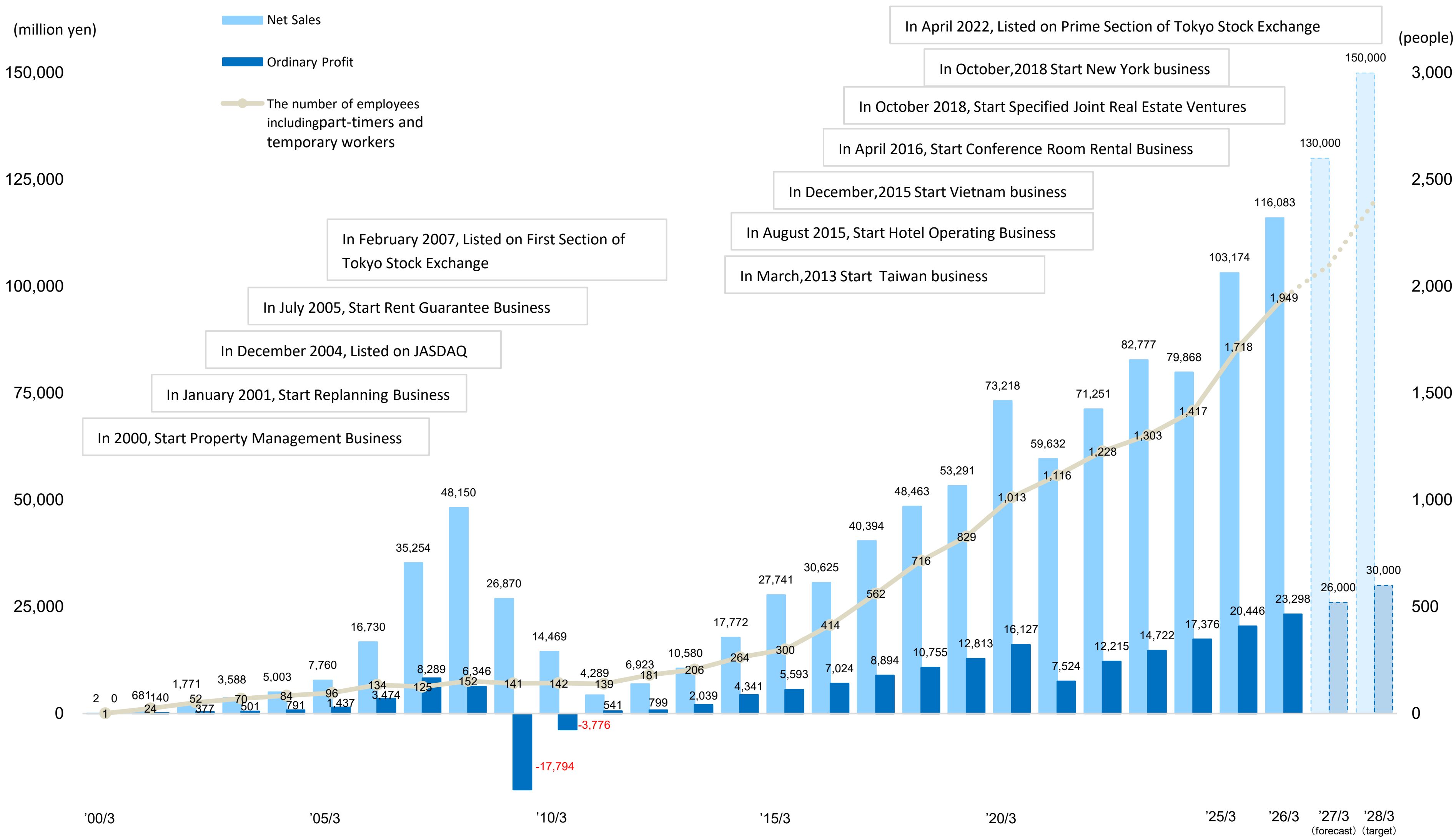


Source: Compiled by the Company based on the Japan Tourism Agency's Travel and Tourism Consumption Trend Survey "Domestic Travel Spending of Japanese"



Source: Compiled by the Company based on the JNTO Statistics on the Number of Foreign Visitors to Japan and the government's targets for the number of foreign visitors to Japan and the amount of consumptionc

History of Sun Frontier Group



Company Profile

SUN FRONTIER

Company Name	Sun Frontier Fudosan Co., Ltd.
Location of Head Quarters	1-2-2, Yurakucho, Chiyoda-ku, Tokyo
Date of Foundation	April 8, 1999
Date of Listing	February 26, 2007 (First Section of the Tokyo Stock Exchange, now the Prime Market)
Capital Stock	21,118 millions yen
Representative	Tomoaki Horiguchi, Chairman Representative Director Seiichi Saito, President Representative Director
Number of Consolidated Employees	1,203 employees (2,077 including part-timers and temporary workers)
Average Age of Employees	35.3 years old
Business Profile	Real Estate Revitalization Real Estate Service (Properties Management, Brokerage, Construction Planning, Rent Guarantee, Rental Conference Room, Building Operations, Asset Consultation) Hotel Development and Operation Others
Accounting Month	March
Listed Market	Tokyo Stock Exchange Prime (Code number: 8934)

* As of the end of Jun 2026

Sun Frontier Fudousan Co., Ltd

Thank you for your continued support.

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SUN FRONTIER