NANKAI
Bound for Good Times

Supplementary Materials for Financial Results for the First Half of Fiscal Year Ending March 31, 2027 (FY2026)

November 2, 2026

NANKAI Co., Ltd.

(Tokyo Stock Exchange, Prime Market, Securities Code: 9044　https://www.nankai.co.jp/en/company.html)

Contents

I. Executive Summary ---- P. 2

II. Summary of Financial Results for the First Half of FY2026 ---- P. 3

1. Performance highlights ---- P. 4
2. Results by Segment ---- P. 5
3. Non-operating income and expenses and extraordinary income and losses ---- P. 14
4. Status of assets, liabilities and net assets ---- P. 15
5. Status of cash flows ---- P. 16

III. Business Forecasts for FY2026 ---- P.17

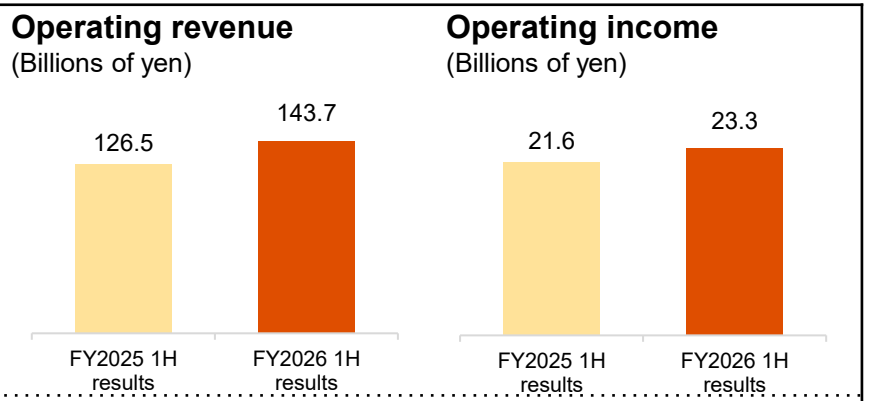
1. Performance highlights ---- P. 18
2. Forecasts by Segment ---- P. 19
3. Investment and EBITDA by segment ---- P. 29

I. Executive Summary

Financial Results for the First Half of FY2026

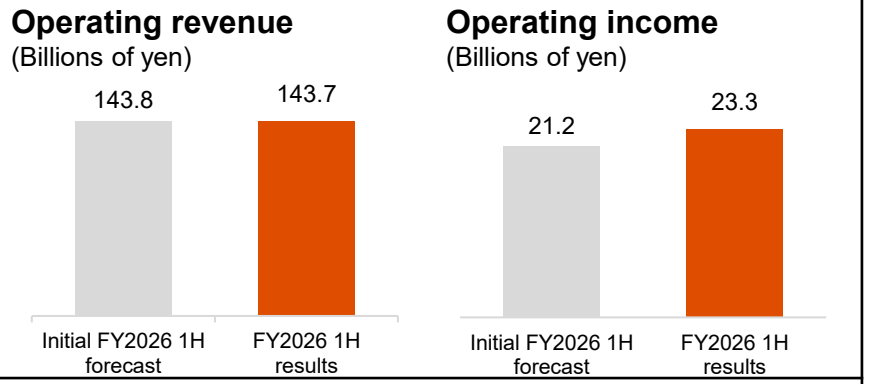
【Compared to the same period last year】
Operating revenue：+¥17.2 billion　Operating income：+¥1.6 billion

- **We achieved all-time record highs in operating revenue and across all profit levels.**
- **Despite a reactionary decrease following the conclusion of EXPO 2025(−¥1.8 billion), both revenue and income increased, driven by, among other factors, higher condominium unit sales and property disposals in the real estate business.**



【Compared to the initial forecast】
Operating revenue：Slight decrease　Operating income：+¥2.1 billion

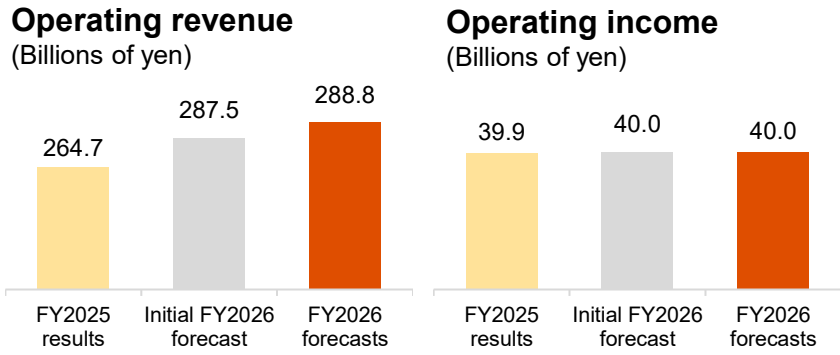
- **Operating income remained above expectations due to higher-than-expected gains from property sales in the real estate business and lower expenses resulting from timing differences in both the transportation and real estate businesses.**



Business Forecasts for FY2026

【Compared to the initial forecast】
Operating revenue：+¥1.3 billion　Operating income ：Unchanged

- **Operating income is on track to achieve the initial FY2026 target.**
- **Operating revenue is expected to increase due to M&A activities and other factors in the building management and maintenance business.**



II. Summary of Financial Results for the First Half of FY2026

1. Performance highlights

(Millions of yen)

	FY2026 1H results (A)	FY2025 1H results (B)	Compared to FY2025 1H results		Previous forecast for FY2026 1H (Announced April 2026) (C)	Compared to the forecasts at the beginning of FY2026 1H	
			Change (A-B)	Percentage change		Change (A-C)	Percentage change
Operating revenue	**143,759**	126,516	17,242	13.6%	143,800	−40	−0.0%
Operating income	**23,367**	21,683	1,683	7.8%	21,200	2,167	10.2%
Non-operating income	**1,616**	1,372	243	17.8%			
Non-operating expenses	**3,211**	2,314	896	38.7%			
Ordinary income	**21,772**	20,741	1,031	5.0%	19,100	2,672	14.0%
Extraordinary income	**837**	401	436	108.7%			
Extraordinary losses	**557**	325	232	71.6%			
Profit attributable to owners of parent	**14,685**	14,084	600	4.3%	12,600	2,085	16.5%

【Operating revenue and profits at each stage reached record highs】

<Main reasons for changes compared to FY2025 1H >

・Despite a reactionary decrease following the conclusion of EXPO 2025(−¥1.8 billion), both revenue and income increased, driven by, among other factors, higher condominium unit sales and property disposals in the real estate business.

・Although there was an impact from an increase in interest expenses, higher operating income and gains on the sale of non-current assets, among other factors, contributed to increases in both ordinary income and interim profit attributable to owners of the parent.

<Main reasons for changes compared to the forecasts at the beginning of FY2026 1H>

・Operating income remained above expectations due to higher-than-expected gains from property sales in the real estate business and lower expenses resulting from timing differences in both the transportation and real estate businesses.

・Both ordinary income and interim profit attributable to owners of the parent increased due to higher-than-expected dividend income, higher-than-expected gains on the sale of non-current assets, and higher operating income.

2. Status of segment composition (as of September 30, 2026)

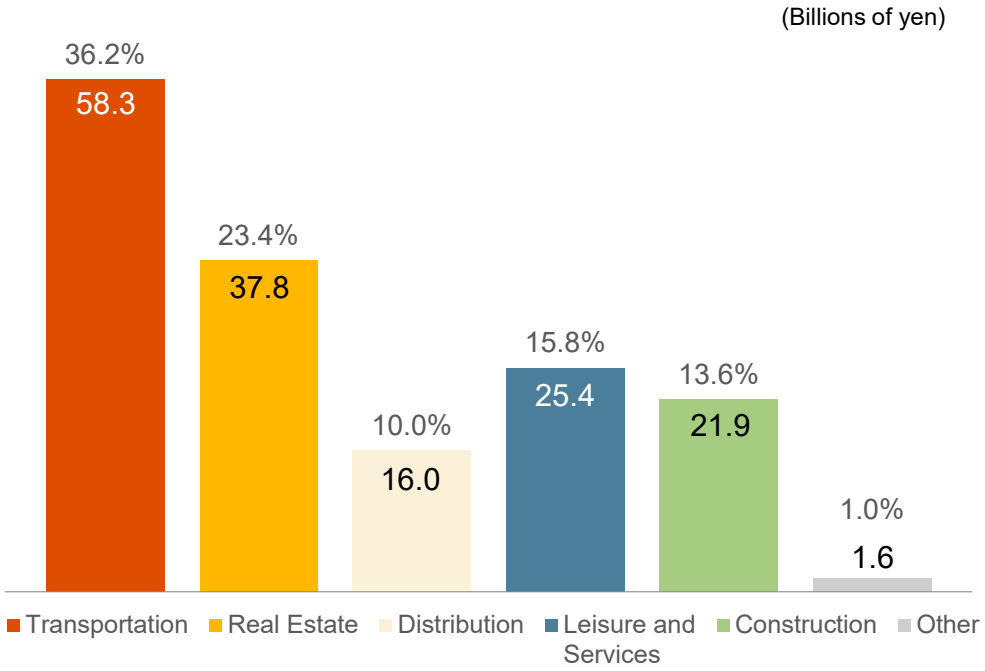
[Consolidated subsidiaries: 54, non-consolidated subsidiaries: 19, non-equity method affiliates: 4]

Change (from March 31, 2026) : Decrease in a consolidated subsidiary, 1 company. Increase in non-consolidated subsidiaries, 2 companies. Decrease in non-consolidated subsidiaries, 2 companies. Decrease in a non-equity method affiliate, 1 company.

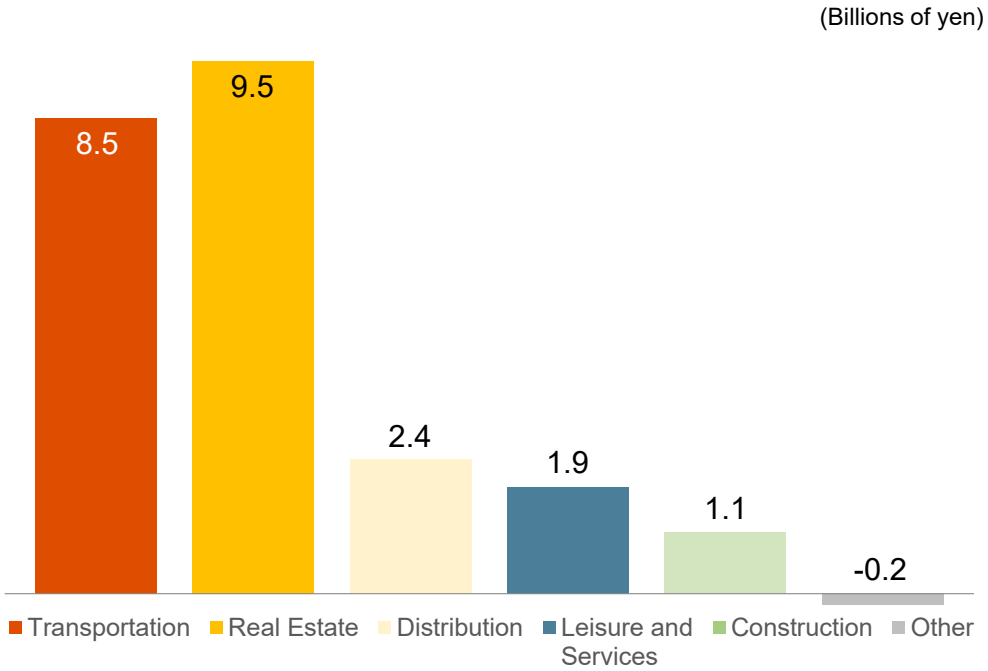
Transportation (33 companies)	Real Estate (3 companies)	Distribution (8 companies)	Leisure and Services (22 companies)	Construction (4 companies)	Other (10 companies)

* NANKAI Co., Ltd. (the Company) is included in duplicate in the Real Estate, Distribution, and Leisure and Services segments.

[Operating revenue]



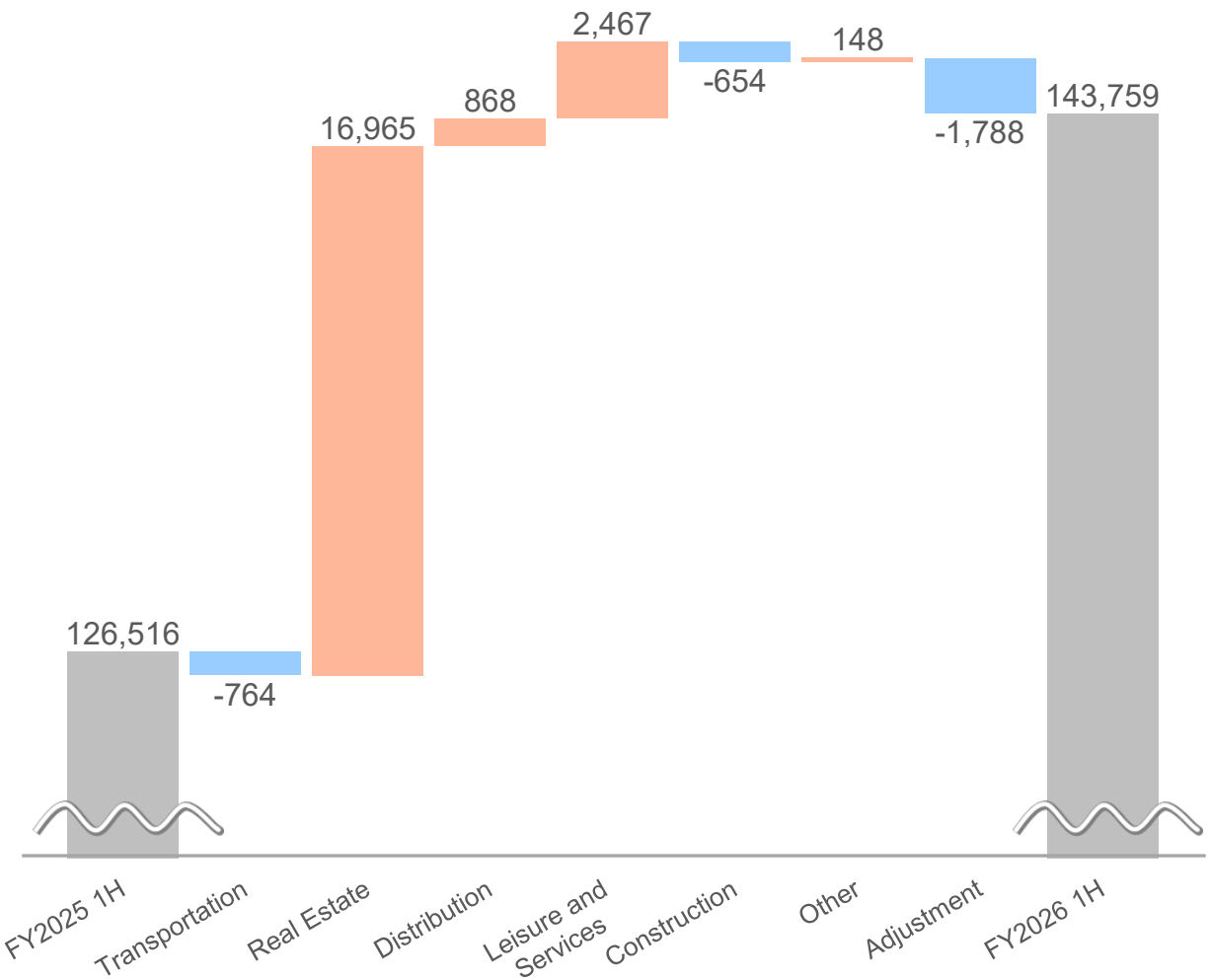
[Operating income]



* Percentage share: Ratio to operating revenue, including that from intersegment transactions

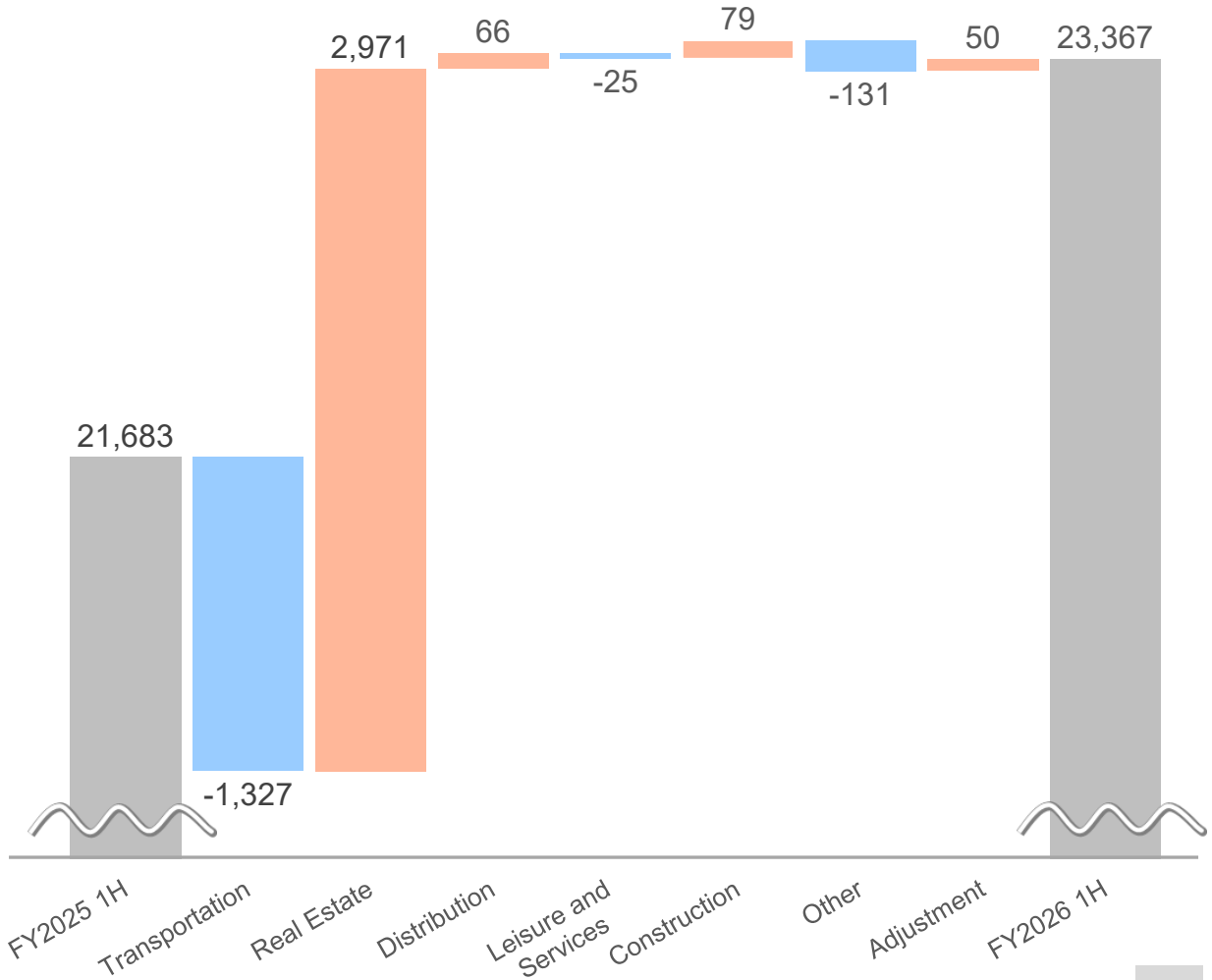
2. Segment operating revenue and operating income (compared to FY2025 1H)

Change of operating revenue
(compared to FY2025 1H)



Change of operating income
(compared to FY2025 1H)

(Millions of yen)



2. Segment operating revenue and operating income (compared to FY2025 1H)

NANKAI
Bound for Good Times

(Millions of yen)

	Operating revenue				Operating income			
	FY2026 1H results	FY2025 1H results	Change	Percentage change	FY2026 1H results	FY2025 1H results	Change	Percentage change
Transportation	**58,346**	59,111	−764	−1.3%	**8,563**	9,890	−1,327	−13.4%
Real Estate	**37,833**	20,868	16,965	81.3%	**9,508**	6,537	2,971	45.5%
Distribution	**16,079**	15,210	868	5.7%	**2,447**	2,381	66	2.8%
Leisure and Services	**25,494**	23,026	2,467	10.7%	**1,964**	1,989	−25	−1.3%
Construction	**21,953**	22,607	−654	−2.9%	**1,170**	1,090	79	7.3%
Other	**1,692**	1,544	148	9.6%	**−204**	−73	−131	—
Adjustment	**−17,641**	−15,852	—	—	**−82**	−133	—	—
Total	**143,759**	126,516	17,242	13.6%	**23,367**	21,683	1,683	7.8%

2. Segment information (Transportation)

(Millions of yen)

Transportation		FY2026 1H results	FY2025 1H results	Change	Percentage change
Operating revenue		**58,346**	59,111	−764	−1.3%
	Railway business	**36,071**	36,733	−661	−1.8%
	Bus business	**13,705**	14,437	−732	−5.1%
	Other transportation businesses	**12,140**	11,248	892	7.9%
	Adjustment (intrasegment)	**−3,570**	−3,307	—	—
Operating income		**8,563**	9,890	−1,327	−13.4%
Main components	Railway business	**6,599**	6,840	−241	−3.5%
	Bus business	**1,635**	2,891	−1,256	−43.4%

<Main reasons for changes>

- In the railway business, despite the positive impact on revenue from revisions to limited express fares, both revenue and income decreased due to factors such as a reactionary decrease following the conclusion of EXPO 2025.
- In the bus business, both revenue and income declined mainly due to a reactionary decrease following the conclusion of EXPO 2025 and higher depreciation and amortization associated with vehicle updates in anticipation of future needs.

2. Revenue from railway passengers and passengers carried

(Millions of yen, thousands of passengers)

All lines（Existing lines + Airport line ）		FY2026 1H results	FY2025 1H results	Change	Percentage change
Passenger revenue	Non-commuter passes	**22,073**	22,593	−519	−2.3%
	Commuter passes	**12,636**	12,675	−38	−0.3%
	Total	**34,710**	35,268	−558	−1.6%
Passengers carried	Non-commuter passes	**52,369**	53,647	−1,278	−2.4%
	Commuter passes	**71,825**	71,328	497	0.7%
	Total	**124,194**	124,975	−781	−0.6%

Existing lines		FY2026 1H results	FY2025 1H results	Change	Percentage change
Passenger revenue	Non-commuter passes	**15,850**	15,993	−143	−0.9%
	Commuter passes	**11,786**	11,835	−48	−0.4%
	Total	**27,637**	27,829	−191	−0.7%
Passengers carried	Non-commuter passes	**45,438**	45,909	−471	−1.0%
	Commuter passes	**69,150**	68,711	439	0.6%
	Total	**114,588**	114,620	−32	−0.0%

Airport line		FY2026 1H results	FY2025 1H results	Change	Percentage change
Passenger revenue	Non-commuter passes	**6,223**	6,599	−376	−5.7%
	Commuter passes	**849**	839	10	1.2%
	Total	**7,072**	7,439	−366	−4.9%
Passengers carried	Non-commuter passes	**6,931**	7,738	−807	−10.4%
	Commuter passes	**2,675**	2,617	58	2.2%
	Total	**9,606**	10,355	−749	−7.2%

2. Segment information (Real Estate)

(Millions of yen)

Real Estate		FY2026 1H results	FY2025 1H results	Change	Percentage change
Operating revenue		**37,833**	20,868	16,965	81.3%
	Real estate leasing business	**20,546**	18,241	2,305	12.6%
	Real estate sales business	**17,399**	2,700	14,698	544.3%
	Adjustment (intrasegment)	**−112**	−73	—	—
Operating income		**9,508**	6,537	2,971	45.5%
Main components	Real estate leasing business	**5,979**	6,679	−699	−10.5%
	Real estate sales business	**3,546**	−140	3,687	—

<Main reasons for changes>

- In the real estate leasing business, revenue increased due to factors such as the opening of Building 7 at the Kita Osaka Truck Terminal, revenue contributions from newly acquired properties, and the impact of the railway business spin-off, including the transfer of lease agreements from the transportation business and new lease transactions between NANKAI and Nankai Electric Railway. However, income decreased due to rising expenses.
- In the real estate sales business, both revenue and income increased due to a rise in the number of condominium units sold (up 195 units from the same period last year) and property disposals, among other factors.

2. Segment information (Distribution)

(Millions of yen)

Distribution		FY2026 1H results	FY2025 1H results	Change	Percentage change
Operating revenue		**16,079**	15,210	868	5.7%
	Management of Shopping Centers	**8,510**	7,949	560	7.1%
	Station premises business	**8,547**	8,099	447	5.5%
	Other distribution businesses	**100**	114	−13	−12.1%
	Adjustment (intrasegment)	**−1,079**	−953	—	—
Operating income		**2,447**	2,381	66	2.8%
Main components	Management of Shopping Centers	**1,241**	1,353	−111	−8.2%
	Station premises business	**1,230**	1,061	169	15.9%

<Main reasons for changes>
- In the management of shopping centers, income decreased mainly due to higher expenses, while rent increased as a result of higher sales.
- In the station premises business, both revenue and income increased mainly due to the impact of lease agreements transferred from the transportation business following the spin-off of the railway business.

2. Segment information (Leisure and Services)

(Millions of yen)

Leisure and Services		FY2026 1H results	FY2025 1H results	Change	Percentage change
Operating revenue		**25,494**	23,026	2,467	10.7%
	Building management and maintenance business	**14,834**	12,672	2,161	17.1%
	Other leisure and service businesses	**11,648**	11,340	308	2.7%
	Adjustment (intrasegment)	**−988**	−986	—	—
Operating income		**1,964**	1,989	−25	−1.3%
Main components	Building management and maintenance business	**697**	455	242	53.1%
	Other leisure and service businesses	**1,265**	1,533	−267	−17.5%

<Main reasons for changes>
- In the building management and maintenance business, both revenue and income increased mainly due to an increase in construction income.
- In the other leisure and service businesses, revenue increased due to factors such as extended operating hours at Tsutenkaku Tower, while income decreased in part due to a decline in revenue from the boat racing facility leasing business.

2. Segment information (Construction and Other)

(Millions of yen)

Construction	FY2026 1H results	FY2025 1H results	Change	Percentage change
Operating revenue	**21,953**	22,607	−654	−2.9%
Construction	**21,954**	22,613	−659	−2.9%
Adjustment (intrasegment)	**−1**	−5	—	—
Operating income	**1,170**	1,090	79	7.3%

<Main reasons for changes>
・ While revenue declined due to a decrease in the amount of completed construction contracts, income increased due to factors such as improved profit ratios.

(Millions of yen)

Other	FY2026 1H results	FY2025 1H results	Change	Percentage change
Operating revenue	**1,692**	1,544	148	9.6%
Other	**1,703**	1,554	148	9.6%
Adjustment (intrasegment)	**−10**	−10	—	—
Operating income	**−204**	−73	−131	—

3. Non-operating income and expenses and extraordinary income and losses

(Millions of yen)

	FY2026 1H results	FY2025 1H results	Change	Remarks
Non-operating income	**1,616**	1,372	243	
Interest income	**58**	32	25	
Dividend income	**1,246**	833	412	
Miscellaneous income	**311**	506	−194	
Non-operating expenses	**3,211**	2,314	896	
Interest expenses	**2,773**	1,963	809	Increase due to rising interest rates and higher interest-bearing debt
Miscellaneous expenses	**437**	350	87	
Extraordinary income	**837**	401	436	
Gain on sale of non-current assets	**304**	57	246	
Gain on receipt of donated non-current assets	**231**	—	231	
Contribution received for construction	**177**	289	−112	
Other	**124**	53	70	
Extraordinary losses	**557**	325	232	
Loss on retirement of non-current assets	**380**	17	363	
Tax purpose reduction entry of contribution for construction	**176**	280	−104	
Other	**1**	27	−26	

4. Status of assets, liabilities and net assets

(Millions of yen)

	As of September 30,2026	As of March 31,2026	Change
Current assets	**138,334**	132,987	5,346
Non-current assets	**959,824**	932,112	27,712
Total assets	**1,098,159**	1,065,100	33,058
Total liabilities	**722,417**	711,015	11,402
Net assets	**375,741**	354,085	21,655
Total liabilities and net assets	**1,098,159**	1,065,100	33,058

Main reasons for changes

●Current assets
・Increase in securities +¥6.0 billion

●Non-current assets
・Increase in investment securities due to rising market value and other factors +¥23.2 billion
・Increase in construction in progress +¥5.7 billion

●Liabilities
【The balance of interest-bearing debt】

(Billions of yen)

	As of September 30,2026	As of March 31,2026	Change
Interest-bearing debt	498.2	457.4	40.7
Net interest-bearing debt	454.1	417.9	36.1

・Decrease in other current liabilities due to payment of accounts payable – other, etc. −¥27.6 billion

●Net assets
・Profit attributable to owners of parent +¥14.6 billion
・Increase in Valuation difference on available-for-sale Securities +¥10.2 billion
・Dividend of surplus −¥2.7 billion

5. Status of cash flows

(Millions of yen)

	FY2026 1H results	FY2025 1H results	Change	Main reasons for changes
Cash flows from operating activities	**9,253**	9,929	−675	●Cash flows from operating activities ・Decrease (increase) in trade receivables −¥15.7 billion ・Income taxes refund (paid) −¥2.8 billion ・Decrease (increase) in inventories +¥14.1 billion ・Increase (decrease) in trade payables +¥3.8 billion ●Cash flows from investing activities ・Purchase of non-current assets −¥5.3 billion ・Purchase of investment securities −¥3.7 billion ●Cash flows from financing activities ・Purchase of treasury shares +¥8.8 billion ・Decrease (increase) in interest-bearing debt ○ FY2026 Borrowings +¥20.7 billion Bonds payable +¥19.8 billion ○ FY2025 Borrowings +¥19.6 billion Commercial papers +¥7.0 billion Bonds payable −¥10.0 billion
Cash flows from investing activities	**−41,720**	−31,267	−10,453	
Cash flows from financing activities	**36,945**	3,983	32,961	
Cash and cash equivalents at end of period	**43,306**	24,777	18,529	

III. Business Forecasts for FY2026

1. Performance highlights

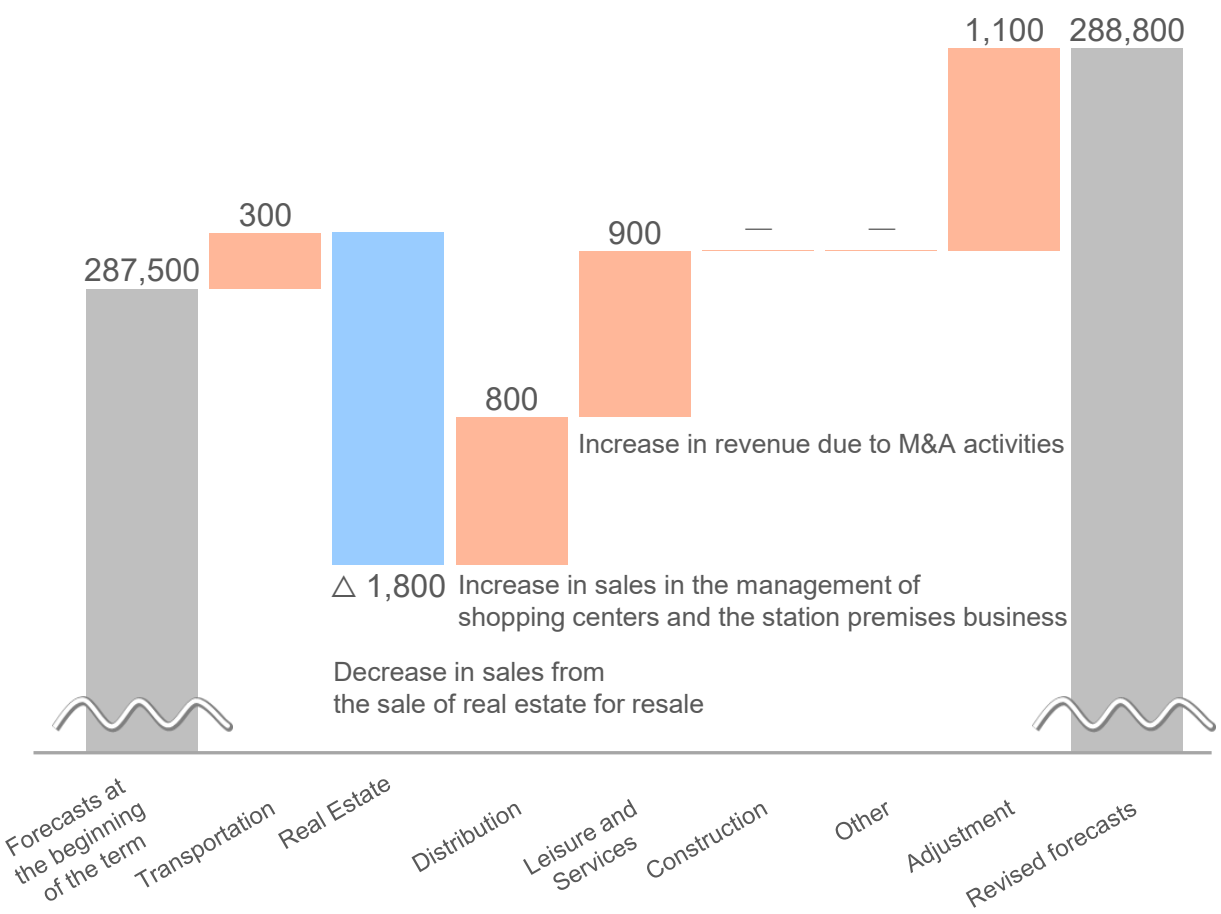
(Millions of yen)

	FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	Main reasons for changes	FY2025 results(C)	Change (A-C)
Operating revenue	**288,800**	287,500	1,300	●Operating revenue Revenue is expected to increase due to factors such as revenue contributions from newly consolidated subsidiaries following M&A transactions in the building management and maintenance business.	264,714	24,085
Operating income	**40,000**	40,000	–		39,945	54
Ordinary income	**35,400**	35,900	−500		37,763	−2,363
Profit attributable to owners of parent	**23,800**	23,800	–	●Operating income While revenue is expected to increase, income is expected to remain in line with the initial FY2026 forecast due to higher cost of sales and other expenses.	25,135	−1,335
Investment*1	**126,700**	136,200	−9,500		99,105	27,594
Depreciation and amortization	**29,200**	29,700	−500		28,387	812
EBITDA*2	**69,500**	70,000	−500	●Ordinary income Income is expected to decrease due to factors such as an increase in interest expenses.	68,672	827
Interest-bearing debt	**537,500**	541,400	−3,900		457,450	80,049
Net interest-bearing debt	**516,200**	520,100	−3,900	●Investment Capital investment amounts are expected to decrease due to a reassessment of the outlook for acquiring properties and a detailed examination of construction plans and estimates.	417,973	98,226
Ratio of net interest-bearing debt to EBITDA*2	**7.4 times**	7.4 times	–		6.1 times	1.3 pt
ROE	**7.0%**	7.0%	–		7.8%	− 0.8pt

*1 Including M&A and capital contributions
*2 Operating income + Depreciation and amortization + Amortization of goodwill

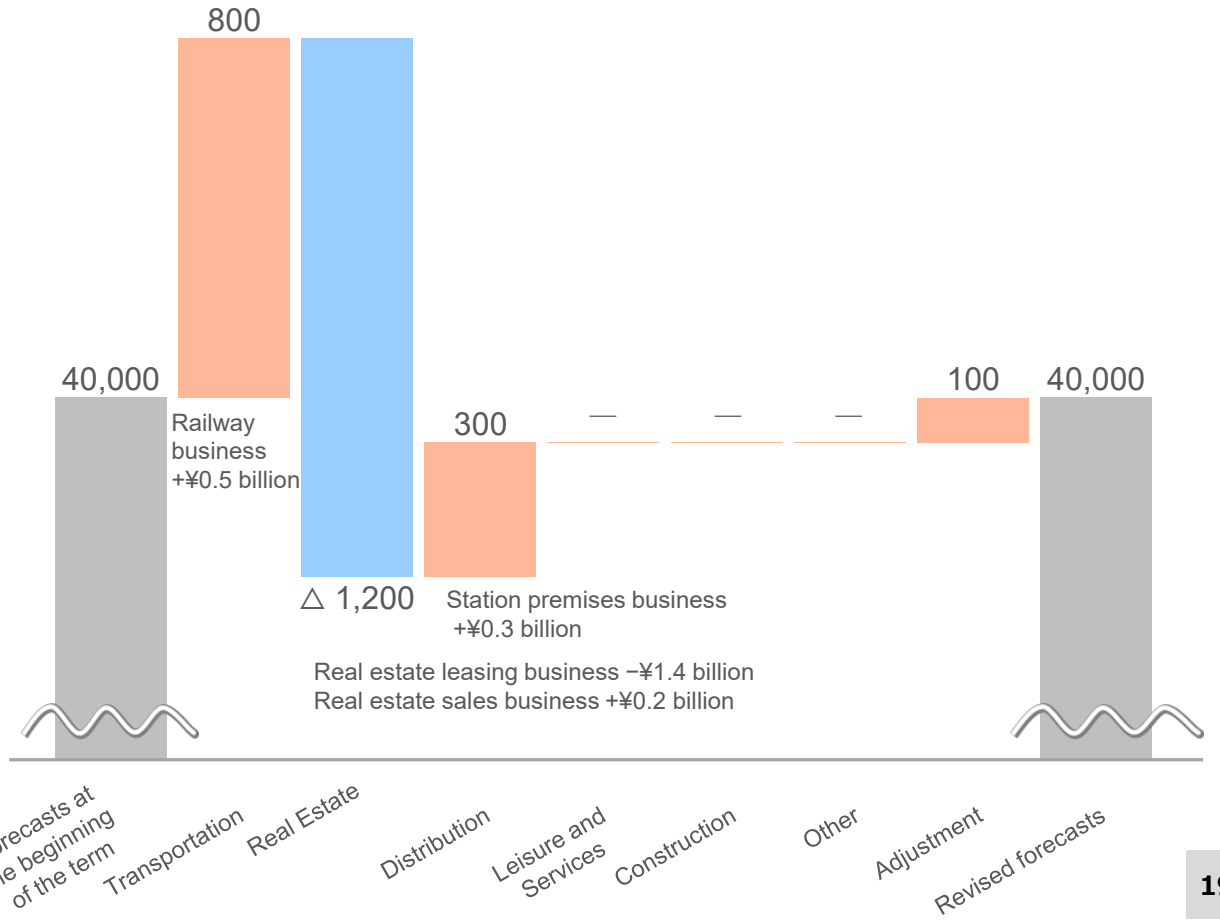
2. Segment operating revenue and operating income (compared to FY2026 Forecasts at the beginning of the term)

Change of operating revenue
(compared to FY2026 Forecasts at the beginning of the term)



Change of operating income
(compared to FY2026 Forecasts at the beginning of the term)

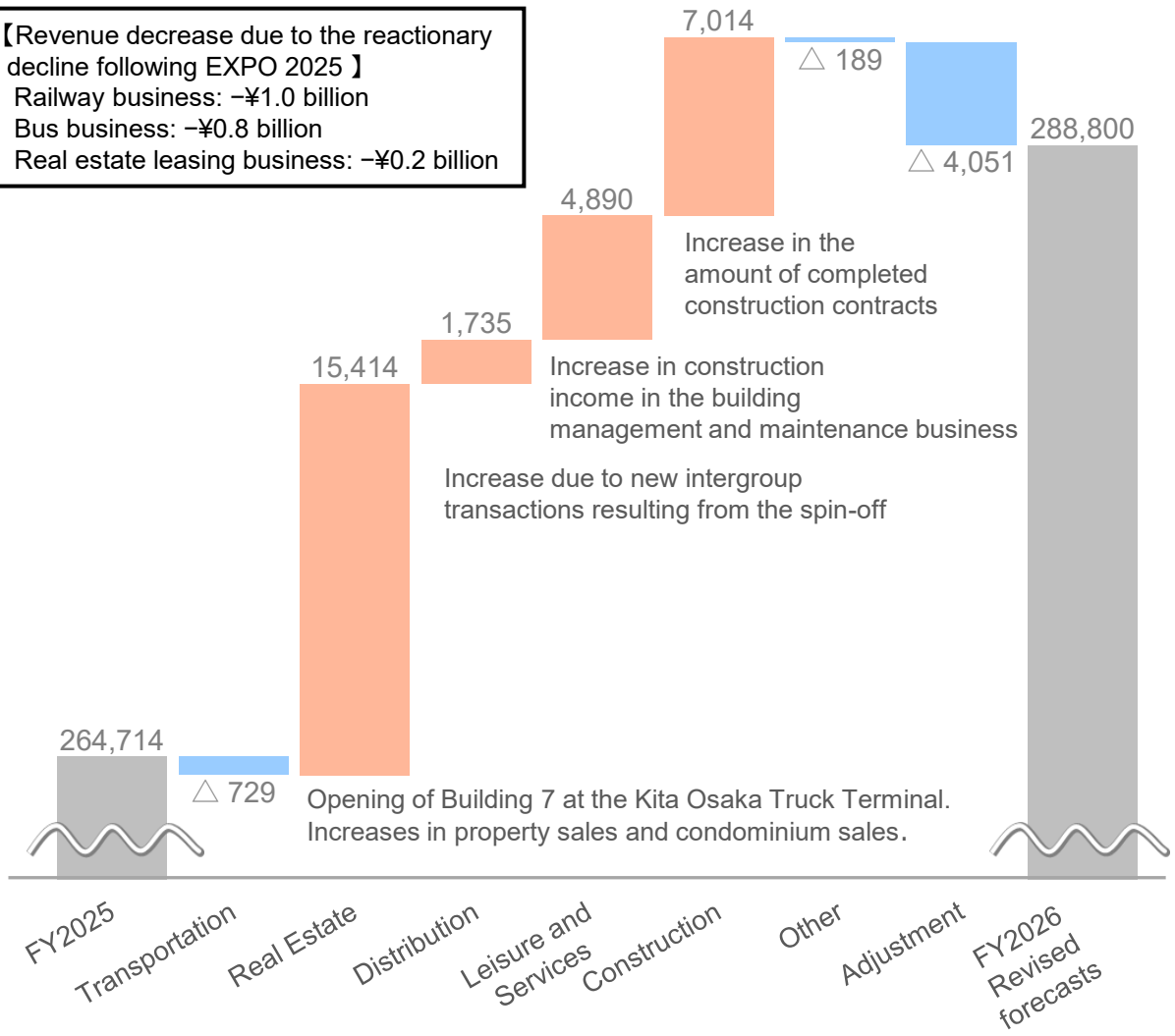
(Millions of yen)



2. Segment operating revenue and operating income (compared to FY2025)

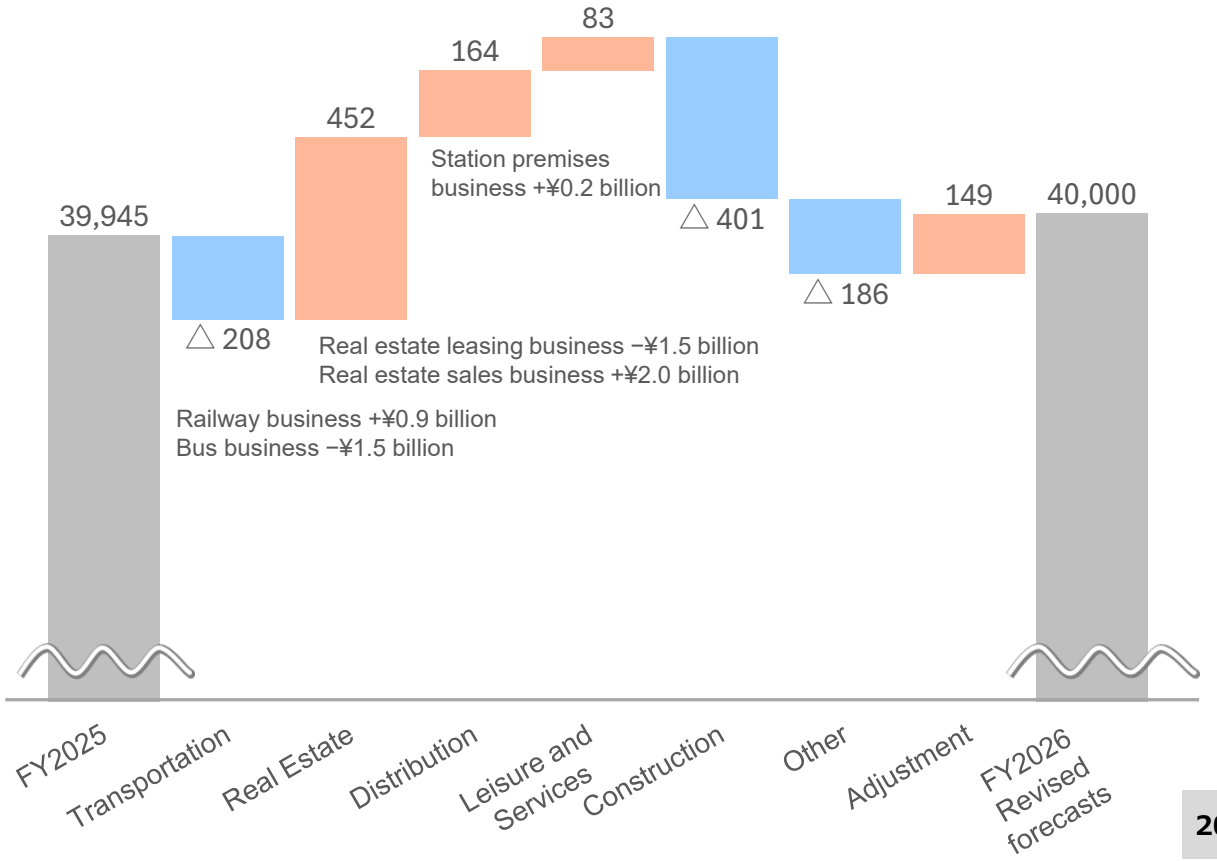
Change of operating revenue
(compared to FY2025)

【Revenue decrease due to the reactionary decline following EXPO 2025 】
Railway business: −¥1.0 billion
Bus business: −¥0.8 billion
Real estate leasing business: −¥0.2 billion



Change of operating income
(compared to FY2025)

(Millions of yen)



2. Segment operating revenue and operating income (compared to FY2026 Forecasts at the beginning of the term)

(Millions of yen)

	Operating revenue				Operating income			
	FY2026 Revised forecasts	FY2026 Forecasts at the beginning of the term (Announced April 2026)	Change	Percentage change	FY2026 Revised forecasts	FY2026 Forecasts at the beginning of the term (Announced April 2026)	Change	Percentage change
Transportation	**116,600**	116,300	300	0.3%	**14,700**	13,900	800	5.8%
Real Estate	**68,700**	70,500	−1,800	−2.6%	**14,800**	16,000	−1,200	−7.5%
Distribution	**32,200**	31,400	800	2.5%	**4,100**	3,800	300	7.9%
Leisure and Services	**57,700**	56,800	900	1.6%	**4,800**	4,800	—	—
Construction	**54,000**	54,000	—	—	**2,500**	2,500	—	—
Other	**4,200**	4,200	—	—	**−100**	−100	—	—
Adjustment	**−44,600**	−45,700	—	—	**−800**	−900	—	—
Total	**288,800**	287,500	1,300	0.5%	**40,000**	40,000	—	—

2. Segment operating revenue and operating income (compared to FY2025)

(Millions of yen)

	Operating revenue				Operating income			
	FY2026 Revised forecasts	FY2025 results	Change	Percentage change	FY2026 Revised forecasts	FY2025 results	Change	Percentage change
Transportation	**116,600**	117,329	−729	−0.6%	**14,700**	14,908	−208	−1.4%
Real Estate	**68,700**	53,285	15,414	28.9%	**14,800**	14,347	452	3.2%
Distribution	**32,200**	30,464	1,735	5.7%	**4,100**	3,935	164	4.2%
Leisure and Services	**57,700**	52,809	4,890	9.3%	**4,800**	4,716	83	1.8%
Construction	**54,000**	46,985	7,014	14.9%	**2,500**	2,901	−401	−13.8%
Other	**4,200**	4,389	−189	−4.3%	**−100**	86	−186	—
Adjustment	**−44,600**	−40,549	—	—	**−800**	−949	—	—
Total	**288,800**	264,714	24,085	9.1%	**40,000**	39,945	54	0.1%

2. Segment information (Transportation)

(Millions of yen)

Transportation		FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Operating revenue		**116,600**	116,300	300	117,329	−729
	Railway business	**72,700**	73,300	−600	72,994	−294
	Bus business	**27,700**	27,700	—	28,329	−629
	Other transportation businesses	**23,700**	22,400	1,300	23,252	447
	Adjustment (intrasegment)	**−7,500**	−7,100	—	−7,247	—
Operating income		**14,700**	13,900	800	14,908	−208
Main components	Railway business	**11,400**	10,900	500	10,511	888
	Bus business	**2,700**	2,700	—	4,206	−1,506

<Main reasons for changes>

・ In the railway business, a decline in non-commuter revenue due to lower-than-expected inbound passenger numbers has been factored in, while personnel expenses and other costs are expected to decrease, resulting in lower revenue but higher income.

2. Revenue from railway passengers and passengers carried

(Millions of yen, thousands of passengers)

All lines（Existing lines + Airport line）		FY2026 Revised forecasts	FY2026 Forecasts at the beginning of the term (Announced April 2026)	Change from the forecasts at the beginning of the term	Percentage change from the forecasts at the beginning of the term	FY2025 results	Change from the previous period	Percentage change from the previous period
Passenger revenue	Non-commuter passes	**45,036**	45,795	−759	−1.7%	45,043	−7	−0.0%
	Commuter passes	**24,915**	24,869	46	0.2%	24,907	7	0.0%
	Total	**69,951**	70,664	−713	−1.0%	69,951	0	0.0%
Passengers carried	Non-commuter passes	**105,823**	106,834	−1,011	−0.9%	106,992	−1,169	−1.1%
	Commuter passes	**140,421**	139,968	453	0.3%	139,678	743	0.5%
	Total	**246,244**	246,802	−558	−0.2%	246,670	−426	−0.2%

Existing lines		FY2026 Revised forecasts	FY2026 Forecasts at the beginning of the term (Announced April 2026)	Change from the forecasts at the beginning of the term	Percentage change from the forecasts at the beginning of the term	FY2025 results	Change from the previous period	Percentage change from the previous period
Passenger revenue	Non-commuter passes	**31,975**	32,197	−222	−0.7%	31,812	162	0.5%
	Commuter passes	**23,208**	23,125	82	0.4%	23,245	−36	−0.2%
	Total	**55,184**	55,323	−139	−0.3%	55,058	125	0.2%
Passengers carried	Non-commuter passes	**91,394**	91,807	−413	−0.4%	91,678	−284	−0.3%
	Commuter passes	**135,065**	134,510	555	0.4%	134,505	560	0.4%
	Total	**226,459**	226,317	142	0.1%	226,183	276	0.1%

Airport line		FY2026 Revised forecasts	FY2026 Forecasts at the beginning of the term (Announced April 2026)	Change from the forecasts at the beginning of the term	Percentage change from the forecasts at the beginning of the term	FY2025 results	Change from the previous period	Percentage change from the previous period
Passenger revenue	Non-commuter passes	**13,061**	13,598	−537	−3.9%	13,230	−169	−1.3%
	Commuter passes	**1,706**	1,743	−36	−2.1%	1,662	44	2.7%
	Total	**14,767**	15,341	−573	−3.7%	14,892	−125	−0.8%
Passengers carried	Non-commuter passes	**14,429**	15,027	−598	−4.0%	15,314	−885	−5.8%
	Commuter passes	**5,356**	5,458	−102	−1.9%	5,173	183	3.5%
	Total	**19,785**	20,485	−700	−3.4%	20,487	−702	−3.4%

2. Segment information (Real Estate)

(Millions of yen)

Real Estate		FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Operating revenue		**68,700**	70,500	−1,800	53,285	15,414
	Real estate leasing business	**41,400**	41,400	—	36,900	4,499
	Real estate sales business	**27,300**	29,100	−1,800	16,517	10,782
	Adjustment (intrasegment)	**−0**	−0	—	−132	—
Operating income		**14,800**	16,000	−1,200	14,347	452
Main components	Real estate leasing business	**11,000**	12,400	−1,400	12,514	−1,514
	Real estate sales business	**3,800**	3,600	200	1,835	1,964

<Main reasons for changes>

- In the real estate leasing business, income is expected to decrease due to higher personnel and other expenses and because lease agreements transferred from the transportation business following the railway business spin-off were reclassified under the station premises business.
- In the real estate sales business, revenue from the sale of real estate for resale is expected to decline, but gains from property sales to a REIT investment corporation are expected to increase, resulting in lower revenue and higher income.

2. Segment information (Distribution)

(Millions of yen)

Distribution		FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Operating revenue		**32,200**	31,400	800	30,464	1,735
	Management of Shopping Centers	**17,100**	17,000	100	16,027	1,072
	Station premises business	**17,000**	16,000	1,000	16,023	976
	Other distribution businesses	**200**	200	—	207	−7
	Adjustment (intrasegment)	**−2,100**	−1,800	—	−1,794	—
Operating income		**4,100**	3,800	300	3,935	164
Main components	Management of Shopping Centers	**2,000**	2,000	—	2,020	−20
	Station premises business	**2,200**	1,900	300	1,976	223

<Main reasons for changes>

- In the management of shopping centers, rent is expected to increase due to higher sales, but costs are also expected to rise, resulting in operating income in line with the initial forecast.
- In the station premises business, revenue and income are expected to increase because lease agreements transferred from the transportation business following the railway business spin-off were reclassified from the real estate leasing business to this segment.

2. Segment information (Leisure and Services)

(Millions of yen)

Leisure and Services		FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Operating revenue		**57,700**	56,800	900	52,809	4,890
	Building management and maintenance business	**34,700**	33,500	1,200	30,851	3,848
	Other leisure and service businesses	**24,900**	25,100	−200	24,069	830
	Adjustment (intrasegment)	**−1,900**	−1,800	—	−2,112	—
Operating income		**4,800**	4,800	—	4,716	83
Main components	Building management and maintenance business	**1,600**	1,800	−200	1,432	167
	Other leisure and service businesses	**3,200**	3,000	200	3,283	−83

<Main reasons for changes>

- In the building management and maintenance business, revenue is expected to increase due to contributions from newly consolidated subsidiaries following M&A transactions, while income is expected to decrease due to higher cost of goods sold and other expenses.
- In the other leisure and service businesses, revenue is expected to decrease because the facility-use contract business that was transferred from the transportation business following the railway business spin-off was reclassified from this segment to the real estate leasing business. Meanwhile, income is expected to increase due to revenue-boosting measures, such as the extension of operating hours by Tsutenkaku Tower.

2. Segment information (Construction and Other)

(Millions of yen)

Construction	FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Operating revenue	**54,000**	54,000	—	46,985	7,014
Construction	**54,000**	54,000	—	47,004	6,995
Adjustment (intrasegment)	**−0**	−0	—	−19	—
Operating income	**2,500**	2,500	—	2,901	−401

(Millions of yen)

Other	FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Operating revenue	**4,200**	4,200	—	4,389	−189
Other	**4,200**	4,200	—	4,415	−215
Adjustment (intrasegment)	**−0**	−0	—	−25	—
Operating income	**−100**	−100	—	86	−186

3. Investment and EBITDA by segment

(Millions of yen)

	Investment ※1					EBITDA ※2				
	FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)	FY2026 Revised forecasts(A)	FY2026 Forecasts at the beginning of the term(B) (Announced April 2026)	Change (A-B)	FY2025 results(C)	Change (A-C)
Transportation	**43,100**	47,900	−4,800	26,761	16,338	**29,800**	29,500	300	31,400	−1,600
Real Estate	**71,800**	76,000	−4,200	66,024	5,775	**24,000**	25,200	−1,200	21,823	2,176
Distribution	**5,600**	5,900	−300	2,647	2,952	**7,700**	7,400	300	7,841	−141
Leisure and Services	**7,100**	7,300	−200	2,847	4,252	**6,500**	6,500	–	6,447	52
Construction	**200**	200	–	371	−171	**2,600**	2,600	–	3,004	−404
Other	**800**	800	–	452	347	**700**	700	–	101	598
Adjustment	**−1,900**	−1,900	–	–	–	**−1,800**	−1,900	–	−1,946	–
Total	**126,700**	136,200	−9,500	99,105	27,594	**69,500**	70,000	−500	68,672	827

*1 Including M&A and capital contributions
*2 Operating income + Depreciation and amortization + Amortization of goodwill

NANKAI

Bound for Good Times

Cautionary note on forward-looking statements :

The forward-looking statements in this presentation, including financial forecasts, are based on information currently available to the Company and certain assumptions deemed reasonable. Therefore, actual results may differ from these forecasts due to various factors.

Note :

This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

NANKAI Co., Ltd.