The English translation of this financial report has been prepared for reference purposes only.
The financial information contained in this report has been derived from our unaudited financial statements.

Consolidated Financial Report for the Nine-month Period Ended June 30, 2026 (IFRS)

August 12, 2026

Company name:	LIFULL Co., Ltd.	**Listed exchange:**	Tokyo Stock Exchange
Stock code:	2120	**URL:**	https://lifull.com/en/ir
Representative:	ITO Yuji	(Position) President, Managing Director	
Contact:	FUKUZAWA Hidekazu	(Position) Managing Officer, General Manager of Corporate Management Dept.	(TEL) +81-3-6774-1603

Scheduled date of start of dividend payments: -
Preparation of supporting documentation for earnings: Yes
Earnings presentations: None

(Millions of yen; amounts have been rounded down to the nearest million yen)

1. Consolidated Financial Results for the Nine-month Period Ended June 30, 2026
(Oct. 1, 2025, to June 30, 2026)

(1) Consolidated Operating Results
(Percentages indicate year-over-year change)

	Revenue		Operating profit		Profit before income taxes		Net profit		Profit attributable to owners of the parent		Total comprehensive profit	
	million yen	%	million yen	%	million yen	%	million yen	%	million yen	%	million yen	%
Nine months ended June 30, 2026	21,983	4.4	3,239	7.9	3,312	11.5	2,095	(52.5)	2,126	(51.8)	3,221	123.0
Nine months ended June 30, 2025	21,059	7.1	3,001	23.3	2,971	44.8	4,410	-	4,408	-	1,444	(2.8)

	Basic earnings per share (yen)	Diluted earnings per share (yen)
Nine months ended June 30, 2026	16.59	16.56
Nine months ended June 30, 2025	34.42	34.42

As of Q2 of FY 2025/9, the Overseas Business has been classified as discontinued operations. Accordingly, profit from discontinued operations is presented separately from continuing operations in the Condensed Consolidated Statement of Profit or Loss. Therefore, revenue, operating profit and profit before tax for the current fiscal year represent amounts from continuing operations.

(2) Consolidated Financial Position

	Total assets	Total equity	Equity attributable to the owners of the parent	Equity attributable to the owners of the parent ratio
	million yen	million yen	million yen	%
As of June 30, 2026	42,531	28,319	27,991	65.8
As of Sep. 30, 2025	40,915	26,223	26,022	63.6

2. Dividends

	Annual dividend				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	yen	yen	yen	yen	yen
FY 2025/9	-	0.00	-	10.41	10.41
FY 2026/9	-	0.00	-		
FY 2026/9 (Forecast)				6.72	6.72

Note 1: There have been changes to the dividend forecast.
Note 2: Results for the previous fiscal year include one-time items, such as gains on loss of control from the restructuring of the Overseas businesses and a 1-yen commemorative dividend.
Note 3: Dividends for FY 2026/9 are expected to be calculated based on a dividend payout ratio of 30% and total shares outstanding at the end of the fiscal year. Refer to the FY 2026/9 Third Quarter Earnings Presentation and "Notice of Upward Revisions to the Consolidated Full-Year Results and Dividend Forecasts" announced today (August 12, 2026) for details on the revisions to the consolidated full-year results forecast.

3. Forecasts on the Consolidated Results for FY 2026/9 (Oct. 1, 2025, to Sep. 30, 2026)
(Percentages indicate year-over-year change)

	Revenue		Operating profit		Profit attributable to owners of the parent		Basic earnings per share
	million yen	(%)	million yen	(%)	million yen	(%)	yen
Full Year	29,300	4.2	3,900	2.2	2,500	(53.0)	19.50

Note 1: There have been changes to the consolidated full-year forecast.
Note 2: Refer to the FY 2026/9 Third Quarter Earnings Presentation and "Notice of Upward Revisions to the Consolidated Full-Year Results and Dividend Forecasts" announced today (August 12, 2026) for details on the revisions to the consolidated full-year results forecast.

* Notes

(1) There have been no changes in material subsidiaries during the term.

(2) Changes in accounting policies and changes or restatement of accounting estimates

[1] Changes in accounting policies required by IFRS : No

[2] Changes in accounting policies other than [1] : No

[3] Changes in accounting estimates : No

(3) Number of shares issued (common stock)

[1] Number of shares issued at the end of the period (including treasury stock)	As of June 30, 2026	134,586,032	As of Sep. 30, 2025	134,380,704
[2] Treasury shares at the end of the period	As of June 30, 2026	6,245,452	As of Sep. 30, 2025	6,245,406
[3] Average shares during the period	As of June 30, 2026	128,226,880	As of June 30, 2025	128,062,167

*** This consolidated financial report is not subject to quarterly review procedures.**

*** Regarding appropriate use of result forecasts and other notes**

In addition, the Company holds briefings as appropriate for individual investors. Please refer to the LIFULL Investor Relations website for more details. (https://lifull.com/en/ir/)

(Appendix)

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1. Overview of Operating Results

Refer to the FY 2026/9 Third Quarter Earnings Presentation. (https://lifull.com/en/ir/ir-data/)

2. Condensed Consolidated Financial Statements and Significant Notes

(1) Condensed Consolidated Statements of Financial Position

(Millions of yen)

	As of Sep. 30, 2025	As of June 30, 2026
Assets		
Current assets		
Cash and cash equivalents	10,702	10,156
Accounts receivable - trade and other receivables	4,160	3,919
Other short-term financial assets	1,866	2,328
Other current assets	902	924
Subtotal	17,631	17,328
Assets held for sale	891	950
Total current assets	18,522	18,279
Non-current assets		
Property, plant and equipment	3,184	5,063
Right-of-use assets	789	375
Goodwill	385	396
Intangible assets	668	585
Investments accounted for using the equity method	197	362
Investment properties	5,504	5,430
Other long-term financial assets	8,379	10,012
Deferred tax assets	3,234	1,892
Other non-current assets	48	132
Total non-current assets	22,392	24,252
Total assets	40,915	42,531

(Millions of yen)

	As of Sep. 30, 2025	As of June 30, 2026
Liabilities and equity		
Liabilities		
Current liabilities		
Accounts payable – trade and other payables	2,047	1,788
Short-term loans	843	986
Lease liabilities	624	344
Accrued corporate income taxes	227	448
Other current financial liabilities	100	-
Other current liabilities	1,869	1,701
Subtotal	5,712	5,269
Liabilities directly associated with assets held for sale	20	19
Total current liabilities	5,732	5,289
Non-current liabilities		
Long-term loans	7,453	8,750
Lease liabilities	204	57
Provisions	1,059	-
Other long-term financial liabilities	166	61
Deferred tax liabilities	23	2
Other non-current liabilities	50	50
Total non-current liabilities	8,958	8,922
Total liabilities	14,691	14,212
Equity		
Attributable to the owners of the parent		
Capital stock	9,726	9,740
Capital surplus	9,900	9,930
Retained earnings	7,863	8,676
Treasury shares	(2,009)	(2,009)
Other components of equity	540	1,652
Attributable to the owners of the parent	26,022	27,991
Attributable to non-controlling interests	201	328
Total equity	26,223	28,319
Total liabilities and equity	40,915	42,531

(2) Condensed Consolidated Statements of Profit or Loss and Condensed Consolidated Statements of Comprehensive Income

Condensed Consolidated Statements of Profit or Loss

For the Nine-month Period Ended June 30

(Millions of yen)

	Nine-month period ended June 30, 2025	Nine-month period ended June 30, 2026
Continuing Operations		
Revenue	21,059	21,983
Cost of revenue	1,049	1,177
Gross profit	20,010	20,805
Selling, general and administrative expenses	16,842	17,570
Other revenue	90	71
Other expenses	256	67
Operating profit (loss)	3,001	3,239
Financial revenue	63	43
Financial expenses	42	95
Share of profit (loss) of investments accounted for using the equity method	(50)	(13)
Profit (loss) on sale of investments accounted for using the equity method	-	138
Profit (loss) before taxes	2,971	3,312
Income tax expenses	1,472	1,209
Profit (loss) from continuing operations	1,499	2,103
Discontinued operations		
Profit (loss) from discontinued operations	2,910	(7)
Profit (loss) for the period	4,410	2,095
Profit (loss) for the period attributable to:		
Owners of the parent	4,408	2,126
Non-controlling interests	2	(30)
Total	4,410	2,095
	(yen)	(yen)
Profit for the period per share attributable to owners of the parent		
Basic profit (loss) for the period per share		
From continued operations	11.70	16.65
From discontinued operations	22.73	(0.06)
Total	34.42	16.59
Diluted profit (loss) for the period per share		
From continued operations	11.70	16.63
From discontinued operations	22.73	(0.06)
Total	34.42	16.56

Condensed Consolidated Statements of Comprehensive Income
For the Three-month Period Ended June 30

(Millions of yen)

	Three-month period ended June 30, 2025	Three-month period ended June 30, 2026
Continuing Operations		
Revenue	6,768	7,082
Cost of revenue	336	353
Gross profit	6,431	6,728
Selling, general and administrative expenses	5,259	5,833
Other revenue	23	17
Other expenses	17	18
Operating profit (loss)	1,176	894
Financial revenue	20	14
Financial expenses	15	38
Share of profit (loss) of investments accounted for using the equity method	(11)	-
Profit (loss) before taxes	1,170	871
Income tax expenses	405	301
Profit (loss) from continuing operations	764	569
Discontinued operations		
Profit (loss) from discontinued operations	(79)	0
Profit (loss) for the quarter	685	570
Profit (loss) for the period attributable to:		
Owners of the parent	684	581
Non-controlling interests	0	(11)
Total	685	570
	(yen)	(yen)
Profit for the period per share attributable to owners of the parent		
Basic profit (loss) for the period per share		
From continued operations	5.96	4.53
From discontinued operations	(0.62)	0.00
Total	5.34	4.53
Diluted profit (loss) for the period per share		
From continued operations	5.96	4.53
From discontinued operations	(0.62)	0.00
Total	5.34	4.53

Condensed Consolidated Statements of Comprehensive Income

For the Nine-month Period Ended June 30

	Nine-month period ended June 30, 2025	Nine-month period ended June 30, 2026
Profit for the period	4,410	2,095
Other comprehensive income		
Items that will not be reclassified to profit or loss:		
Equity instruments measured at FVTOCI	158	1,038
Total of items that will not be reclassified to profit or loss	158	1,038
Items that may be reclassified subsequently to profit or loss:		
Exchange differences on translation of foreign operations	(3,124)	87
Total of items that may be reclassified subsequently to profit or loss	(3,124)	87
Other comprehensive income, net of tax	(2,965)	1,126
Total comprehensive income for the period	1,444	3,221
Comprehensive income for the period attributable to:		
Owners of the parent	1,442	3,252
Non-controlling interests	2	(30)
Total	1,444	3,221

For the Three-month Period Ended June 30

	Three-month period ended June 30, 2025	Three-month period ended June 30, 2026
Profit for the period	685	570
Other comprehensive income		
Items that will not be reclassified to profit or loss:		
Equity instruments measured at FVTOCI	134	117
Total of items that will not be reclassified to profit or loss	134	117
Items that may be reclassified subsequently to profit or loss:		
Exchange differences on translation of foreign operations	62	16
Total of items that may be reclassified subsequently to profit or loss	62	16
Other comprehensive income, net of tax	196	133
Total comprehensive income for the period	882	703
Comprehensive income for the period attributable to:		
Owners of the parent	881	715
Non-controlling interests	0	(11)
Total	882	703

(3) Condensed Consolidated Statements of Changes in Equity

For the nine-month period ended June 30, 2025 (Oct. 1, 2024, to June 30, 2025)

	Capital stock	Capital surplus	Retained earnings	Treasury shares	Other components of equity	Equity attributable to owners of the parent	Non-controlling interests	Total shareholders' equity
Balance as of Oct. 1, 2024	9,716	9,938	2,639	(2,009)	3,819	24,105	97	24,202
Profit for the period	—	—	4,408	—	—	4,408	2	4,410
Other comprehensive income	—	—	—	—	(2,965)	(2,965)	—	(2,965)
Total comprehensive income for the period	—	—	4,408	—	(2,965)	1,442	2	1,444
Dividends of surplus	—	—	(93)	—	—	(93)	—	(93)
Share-based payment transactions	6	(41)	—	—	—	(34)	—	(34)
Purchase of treasury shares	—	—	—	(0)	—	(0)	—	(0)
Capital transactions with non-controlling interests	—	—	—	—	—	—	6	6
Total transactions with owners	6	(41)	(93)	(0)	—	(127)	6	(121)
Balance as of June 30, 2025	9,723	9,897	6,954	(2,009)	853	25,419	105	25,524

For the nine-month Period Ended June 30, 2026 (Oct. 1, 2025, to June 30, 2026)

	Capital stock	Capital surplus	Retained earnings	Treasury shares	Other components of equity	Equity attributable to owners of the parent	Non-controlling interests	Total shareholders' equity
Balance as of Oct. 1, 2025	9,726	9,900	7,863	(2,009)	540	26,022	201	26,223
Profit for the period	—	—	2,126	—	—	2,126	(30)	2,095
Other comprehensive income	—	—	—	—	1,126	1,126	—	1,126
Total comprehensive income for the period	—	—	2,126	—	1,126	3,252	(30)	3,221
Dividends of surplus	—	—	(1,333)	—	—	(1,333)	(3)	(1,337)
Share-based payment transactions	13	13	—	—	6	33	—	33
Transfers to retained earnings	—	—	20	—	(20)	—	—	—
Purchase of treasury shares	—	—	—	(0)	—	(0)	—	(0)
Capital transactions with non-controlling interests	—	16	—	—	—	16	161	177
Total transactions with owners	13	29	(1,313)	(0)	(13)	(1,284)	157	(1,126)
Balance as of June 30, 2026	9,740	9,930	8,676	(2,009)	1,652	27,991	328	28,319

(4) Condensed Consolidated Statements of Cash Flows

(Millions of yen)

	Nine-month period ended June 30, 2025	Nine-month period ended June 30, 2026
Net cash from operating activities		
Profit (loss) for the period before tax	2,971	3,312
Profit (loss) before tax from discontinued operations	540	(6)
Depreciation and amortization	1,098	1,047
Impairment losses	200	-
Financial revenue	(100)	(43)
Financial expenses	139	95
Decrease (increase) in accounts receivable and other current receivables	133	248
Increase (decrease) in accounts payable and other current payables	(610)	(461)
Decrease (increase) in inventories	(107)	(95)
Increase (decrease) in provision for bonuses	559	(401)
Gain (loss) on loss of control	(1,224)	-
Loss on debt forgiveness	349	-
Other	(63)	(163)
Subtotal	3,887	3,531
Interest and dividends received	78	44
Interest paid	(52)	(81)
Income taxes paid	(657)	85
Net cash from operating activities	3,256	3,579
Net cash used in investing activities		
Purchase of financial instrument assets	(53)	(181)
Proceeds from the sale of financial instrument assets	-	202
Purchase of property, investment property, plant and equipment	(6,529)	(2,248)
Purchase of intangible assets	(145)	(76)
Decrease due to loss of control over subsidiaries	(2,722)	-
Purchase of shares of affiliates	(60)	(216)
Proceeds from sale of shares of affiliates	-	176
Payments of loans receivable	(2,303)	(2,363)
Proceeds from collection of loans receivable	1,649	1,867
Payments of asset retirement obligations	-	(900)
Other	(564)	(108)
Net cash from investing activities	(10,729)	(3,848)
Net cash provided by (used in) financing activities		
Proceeds from short-term loans payable	380	250
Repayment of short-term loans	(3,312)	(234)
Proceeds from long-term loans payable	6,216	1,704
Repayment of long-term loans	(154)	(280)
Dividends paid	(93)	(1,333)
Repayment of lease liabilities	(494)	(475)
Payments for acquisition of non-controlling interests	-	(27)
Cash inflow from contributions by non-controlling interests	6	91
Other	(0)	2
Net cash from financing activities	2,547	(301)
Effect of exchange rate changes on cash and cash equivalents	83	79
Net increase (decrease) in cash and cash equivalents	(4,841)	(491)
Cash and cash equivalents at beginning of period	14,633	10,702
Increase (decrease) in cash and cash equivalents included in assets held for sale	(869)	(54)
Cash and cash equivalents at end of period	8,923	10,156

(5) Notes on the Consolidated Financial Statements

1. Notes on Going Concern Assumptions

Not applicable.

2. Changes in Presentation

(Condensed Consolidated Statement of Cash Flows)
"Increase (decrease) in provision for bonuses," which was previously included in "Other" under cash flows from operating activities for the nine-month period ended June 30, 2026, has been presented as a separate line item from the six-month period ended March 31, 2026, due to its increased quantitative materiality. To reflect this change in presentation, the condensed consolidated financial statements for the prior nine-month period have been reclassified.

As a result, ¥496 mil. previously presented under "Other" in cash flows from operating activities in the condensed consolidated statement of cash flows for the prior nine-month period has been reclassified as "Increase (decrease) in provision for bonuses" of ¥559 mil. and "Other" of -¥63 mil.

3. Segment Information

(1) Overview of Reportable Segments

The Group's reportable segments are components of the Group for which discrete financial information is available. The Board of Directors reviews these segments on a regular basis to determine the allocation of corporate resources and assess business performance.
Although the business segments of the Company and its subsidiaries were previously classified as two reportable segments HOME'S Services and Overseas, the Overseas segment has been reclassified as discontinued operations. As a result, results from the Overseas segment have been removed from the consolidated results leaving one reportable segment: HOME'S Services.

The service categories of each reportable segment are as follows:

Reportable Segments	Service Category
HOME'S Services	Operation of the comprehensive real estate and housing portal LIFULL HOME'S, provision of internet marketing services for real estate professionals and operation of the investment real estate website Kenbiya as well as other related businesses and services.

(2) Revenue, Profit or Loss and Other Items by Reportable Segment

Accounting policies for reportable segments are the same as for the Group.
The amounts of intersegment revenue are based on market prices.
Revenue, profit or loss and other items by reportable segment are as follows:

For the nine-month period ended June 30, 2025 (Oct. 1, 2024 to June 30, 2025)

(Millions of yen)

	Reportable Segments	Other Businesses[2]	Total	Reconciliation[3]	Consolidated
	HOME'S Services				
Revenue					
Customers	19,176	1,883	21,059	-	21,059
Intersegment	5	-	5	(5)	-
Total	19,182	1,883	21,065	(5)	21,059
Segment Profit (Loss)[1]	3,427	(270)	3,157	9	3,167
Other Income (Expenses)					(166)
Operating Profit					3,001
Financial Revenue and Expenses (Net)					21
Share of Profit (Losses) of Investments Accounted for using the Equity Method					(50)
Profit Before Taxes					2,971
Other Items					
Depreciation & Amortization	774	98	873	-	873

1. Segment profit (loss) is revenue less cost of revenue and selling, general and administrative expenses.
2. The Other Businesses segment comprises businesses that are not included in the reportable segments, such as LIFULL Kaigo, a website for nursing care facilities, and the Regional Revitalization businesses.
3. Adjustments to segment profit (loss) include elimination of intersegment transactions.

For the three-month Period Ended June 30, 2025 (Apr. 1, 2025 to June 30, 2025)

(Millions of yen)

	Reportable Segments	Other Businesses[2]	Total	Reconciliation[3]	Consolidated
	HOME'S Services				
Revenue					
Customers	6,144	623	6,768	-	6,768
Intersegment	1	-	1	(1)	-
Total	6,146	623	6,770	(1)	6,768
Segment Profit (Loss)1	1,252	(84)	1,168	3	1,171
Other Income (Expenses)					5
Operating Profit					1,176
Financial Revenue and Expenses (Net)					5
Share of Profit (Losses) of Investments Accounted for using the Equity Method					(11)
Profit Before Taxes					1,170
Other Items					
Depreciation & Amortization	256	39	296	-	296

1. Segment profit (loss) is revenue less cost of revenue and selling, general and administrative expenses.
2. The Other Businesses segment comprises businesses that are not included in the reportable segments, such as LIFULL Kaigo, a website for nursing care facilities, and the Regional Revitalization businesses.
3. Adjustments to segment profit (loss) include elimination of intersegment transactions.

For the nine-month period ended June 30, 2026 (Oct. 1, 2025 to June 30, 2026)

(Millions of yen)

	Reportable Segments	Other Businesses[2]	Total	Reconciliation[3]	Consolidated
	HOME'S Services				
Revenue					
Customers	20,041	1,941	21,983	—	21,983
Intersegment	1	19	20	(20)	—
Total	20,042	1,961	22,004	(20)	21,983
Segment Profit (Loss)[1]	3,626	(409)	3,217	17	3,234
Other Income (Expenses)					4
Operating Profit					3,239
Financial Revenue and Expenses (Net)					(51)
Share of Profit (Losses) of Investments Accounted for using the Equity Method					(13)
Profit (loss) on sale of investments accounted for using the equity method					138
Profit Before Taxes					3,312
Other Items					
Depreciation & Amortization	915	121	1,036	—	1,036

1. Segment profit (loss) is revenue less cost of revenue and selling, general and administrative expenses.
2. The Other Businesses segment comprises businesses that are not included in the reportable segments, such as LIFULL Kaigo, a website for nursing care facilities, and the Regional Revitalization businesses.
3. Adjustments to segment profit (loss) include elimination of intersegment transactions.

For the three-month Period Ended June 30, 2026 (Apr. 1, 2026 to June 30, 2026)

(Millions of yen)

	Reportable Segments	Other Businesses[2]	Total	Reconciliation[3]	Consolidated
	HOME'S Services				
Revenue					
Customers	6,456	625	7,082	—	7,082
Intersegment	0	19	20	(20)	—
Total	6,457	644	7,102	(20)	7,082
Segment Profit (Loss)1	1,035	(146)	888	6	895
Other Income (Expenses)					(0)
Operating Profit					894
Financial Revenue and Expenses (Net)					(23)
Profit Before Taxes					871
Other Items					
Depreciation & Amortization	309	40	349	—	349

1. Segment profit (loss) is revenue less cost of revenue and selling, general and administrative expenses.
2. The Other Businesses segment comprises businesses that are not included in the reportable segments, such as LIFULL Kaigo, a website for nursing care facilities, and the Regional Revitalization businesses.
3. Adjustments to segment profit (loss) include elimination of intersegment transactions.