

Note: Please note that this document is a Japanese-English translation of the summary of the official announcement in Japanese "Kessan Tanshin" for reference purposes only.

Summary of Consolidated Financial Results For the Third Quarter Ended September 30, 2015 [Based on Japanese GAAP]

August 14, 2015

Company name: Open House Co., Ltd.
 Stock exchange listings: Tokyo Stock Exchange, First section
 Code Number: 3288
 URL: <http://openhouse-group.com/ir>
 Representative: Masaaki Arai, President and CEO
 Scheduled date of quarterly securities report filing: August 14, 2015
 Supplementary materials for quarterly financial results: Yes
 Quarterly results briefing meeting: No

(Million yen, rounded down)

1. Consolidated Financial Results for the Third Quarter Ended September 30, 2015 (October 1, 2014 to June 30, 2015)

(1) Consolidated operating results (Year-to-date)

(% figures indicate year-on-year change)

	Revenue		Operating income		Ordinary income		Net income	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
FY 2015 3Q	121,733	67.4	12,749	50.2	12,121	56.1	7,571	63.7
FY 2014 3Q	72,737	34.7	8,490	128.8	7,766	147.1	4,625	131.9

(Note) Comprehensive income: From October 1, 2014 to June 30, 2015 ¥ 7,580 million (63.6%)
 From October 1, 2013 to June 30, 2014 ¥ 4,632 million (138.7%)

	EPS	Diluted EPS
	Yen	Yen
FY 2015 3Q	132.79	—
FY 2014 3Q	82.52	80.61

(Note)

- Though consolidated financial statements for the third quarter ended September 30, 2013 were not prepared based on the Financial Instruments and Exchange Act, the percentage change from the same period for the third quarter ended September 30, 2014 are presented for reference.
- The company conducted a 2-for-1 stock split of common stock with an effective date of July 1, 2015. EPS and Diluted EPS have been calculated assuming the stock split was conducted at the beginning of the previous fiscal year.

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
June 30, 2015	146,800	42,509	28.9
September 30, 2014	100,577	37,047	36.8

(Reference) Shareholders' equity: As of June 30, 2015: ¥42,407 million yen
 As of September 30, 2014: ¥37,047 million yen

2. Dividends

	Annual dividends per share (Yen)				
	1Q-end	2Q-end	3Q-end	Year-end	Total
FY 2014	—	0.00	—	40.00	40.00
FY 2015	—	0.00	—		
FY 2015 (Forecast)				30.00	30.00

(Note) Revision of the latest dividend forecast: No

The company conducted a 2-for-1 stock split of common stock with an effective date of July 1, 2015. Actual dividends per share prior to the stock split have been shown for FY 2014.

Breakdown for dividends of FY2014: Common dividend: ¥35.00 and commemorative dividend: ¥5.00
 Breakdown for dividends of FY2015 (Forecast): Common dividend: ¥30.00 (Pre-stock-split basis: ¥60.00)

3. Forecast of Consolidated Operating Results for FY2015 (October 1, 2014 to September 30, 2015)

(% figures indicate year-on-year change)

Full year	Revenue		Operating income		Ordinary income		Net income		EPS
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
	175,000	56.0	20,000	45.5	19,000	47.5	12,000	54.6	210.48

(Note) Revision of the latest consolidated results forecast: No

The company conducted a 2-for-1 stock split of common stock with an effective date of July 1, 2015. Forecast information about EPS for FY2015 is calculated based on the number of shares issued (except for treasury stock) after the stock split.

*Notes:

- (1) Significant changes in consolidated subsidiaries during the period
 (Changes in specific subsidiaries resulting in a change in the scope of consolidation): Yes
 New: 1 (Asakawa Home Co., Ltd.)
 Excluded: None
- (2) Adoptions of special accounting methods in presentation of quarterly financial statements: Yes
- (3) Changes in accounting policies, changes of accounting estimates, and revisions and restatements
 i) Changes in accounting policies in accordance with changes in accounting principles: None
 ii) Changes in accounting policies other than the above: None
 iii) Changes in accounting estimates: None
 iv) Revisions and restatements: None
- (4) Number of shares issued and outstanding (common stock)
 i) Number of shares issued at period-end (including treasury stock)
 June 30, 2015: 57,400,000 shares September 30, 2014: 57,400,000 shares
 ii) Treasury stock at period-end
 June 30, 2015: 813,092 shares September 30, 2014: — shares
 iii) Average number of shares issued (cumulative consolidated quarterly periods)
 June 30, 2015: 57,013,568 shares June 30, 2014: 56,054,212 shares

(Note)

The company conducted a 2-for-1 stock split of common stock with an effective date of July 1, 2015.

Number of shares issued and outstanding (common stock) has been calculated assuming the stock split was conducted at the beginning of the previous fiscal year.

* Notes regarding forward-looking statements:

Consolidated business forecasts are based on assumptions from information available to management at the time of disclosure and those deemed to be reasonable.

Actual results may differ significantly from forecast due to various unpredictable reasons.

Consolidated Quarterly Financial Statements

1) Consolidated Quarterly Balance Sheets

(Million yen)

	End of FY 2014 (September 30, 2014)	End of FY 2015 3Q (June 30, 2015)
Assets		
Current assets		
Cash and cash equivalents	26,426	36,681
Accounts receivable, trade	256	802
Real estate for sale	9,541	15,299
Real estate for sale in process	53,826	78,515
Operating loans	5,076	5,290
Other	3,155	4,235
Allowance for doubtful accounts	△86	△ 181
Total current assets	98,196	140,643
Fixed assets		
Tangible fixed assets	720	2,935
Intangible fixed assets	161	1,457
Investments and other assets	1,476	1,682
Total fixed assets	2,358	6,076
Deferred assets	23	80
Total assets	100,577	146,800
Liabilities		
Current liabilities		
Accounts payable	3,640	7,796
Short-term loans payable	24,721	30,590
Current portion of long-term loans payable	7,097	9,588
Current portion of bonds	440	722
Income taxes payable	3,579	2,327
Reserves	939	1,058
Other	5,850	10,367
Total current liabilities	46,269	62,450
Long-term liabilities		
Bonds payable	730	3,288
Long-term loans payable	16,418	38,155
Net defined benefit liability	10	11
Asset retirement obligations	—	96
Other	101	289
Total long-term liabilities	17,261	41,841
Total liabilities	63,530	104,291

(Million yen)

	End of FY 2014 (September 30, 2014)	End of FY 2015 3Q (June 30, 2015)
Net assets		
Shareholders' equity		
Capital stocks	3,982	3,982
Capital surplus	5,883	5,883
Retained earnings	27,222	33,645
Treasury stock	—	△1,071
Total shareholders' equity	37,088	42,439
Other comprehensive income		
Net unrealized holding gains/losses on securities	11	27
Foreign currency translation adjustment	△53	△59
Accumulated other comprehensive income	△41	△31
Subscription rights to shares	—	101
Total net assets	37,047	42,509
Total liabilities and net assets	100,577	146,800

2) Consolidated Quarterly Statements of Income and Consolidated Quarterly Statements of Comprehensive Income
Consolidated Quarterly Statements of Income

(Million yen)

	3Q ended September 30, 2014 (From October 1, 2013 to June 30, 2014)	3Q ended September 30, 2015 (From October 1, 2014 to June 30, 2015)
Revenue	72,737	121,733
Cost of revenue	59,007	100,309
Gross profit	13,730	21,423
Selling, general and administrative expenses	5,239	8,673
Operating income	8,490	12,749
Non-operating income		
Interest income	5	7
Dividends income	1	3
Foreign exchange gain	34	135
Other	36	86
Total non-operating income	78	232
Non-operating expenses		
Interest expenses	604	678
Commission	108	111
Other	89	71
Total non-operating expenses	802	861
Ordinary income	7,766	12,121
Income before income taxes and minority interests	7,766	12,121
Income taxes-current	3,141	4,550
Income before minority interests	4,625	7,571
Net income	4,625	7,571

Consolidated Quarterly Statements of Comprehensive Income

(Million yen)

	3Q ended September 30, 2014 (From October 1, 2013 to June 30, 2014)	3Q ended September 30, 2015 (From October 1, 2014 to June 30, 2015)
Net income before minority interests	4,625	7,571
Other comprehensive income		
Valuation difference on available-for-sale securities	8	15
Foreign currency translation adjustment	△1	△6
Total other comprehensive income	6	9
Comprehensive income	4,632	7,580
(Breakdown)		
Comprehensive income attributable to shareholders' of the parent	4,632	7,580

3) Notes to Consolidated Quarterly Financial Statements

(Notes on Going Concern Assumptions)

Not applicable

(Notes on Significant Changes in the Amount of Shareholders' Equity)

Not applicable

(Segment and Other Information)

I FY2014 3Q (October 1, 2013 to June 30, 2014)

Information relating to the amounts of revenue, income and loss by reportable segment

(Million yen)

	Reportable Segment				Adjustments (Note 1)	Amount Recorded on Consolidated Quarterly Statements of Income (Note 2)
	Real Estate Brokerage	Real Estate Sales	Real Estate Financing	Total		
Revenue						
Revenue from Outside Customers	2,172	70,280	283	72,737	—	72,737
Intersegment revenue and transfers	1,959	—	—	1,959	Δ 1,959	—
Total	4,132	70,280	283	74,696	Δ 1,959	72,737
Segment Income (Loss)	1,411	7,050	122	8,584	Δ 94	8,490

(NOTE)

1. Adjustment of -¥94 million for segment income includes intersegment elimination of ¥31 million and corporate expenses of -¥126 million that is not distributed to the reportable segments. Corporate expenses are primarily general and administrative expenses that do not belong to the reportable segments.
2. Segment income has been adjusted to operating income described in consolidated quarterly statements of income.

II FY2015 3Q (October 1, 2014 to June 30, 2015)

1. Information relating to the amounts of revenue, income and loss by reportable segment

(Million yen)

	Reportable Segment				Adjustments (Note 1)	Amount Recorded on Consolidated Quarterly Statements of Income (Note 2)
	Real Estate Brokerage	Real Estate Sales	Real Estate Financing	Total		
Revenue						
Revenue from Outside Customers	2,767	118,674	291	121,733	-	121,733
Intersegment revenue and transfers	2,570	-	-	2,570	Δ 2,570	-
Total	5,338	118,674	291	124,303	Δ 2,570	121,733
Segment Income (Loss)	1,861	10,836	144	12,843	Δ 93	12,749

(NOTE)

1. Adjustment of -¥93 million for segment income includes intersegment elimination of ¥59 million and corporate expenses of -¥153 million that is not distributed to the reportable segments. Corporate expenses are primarily general and administrative expenses that do not belong to the reportable segments.
2. Segment income has been adjusted to operating income described in consolidated quarterly statements of income.

2. Information regarding assets by reporting segment

In the second quarter ended September 30, 2015, the assets of the Real Estate Sales Segment increased by ¥44,794 million from the previous fiscal year, due to acquisition of the shares of Asakawa Home Co.,Ltd..