



[Translation for Reference Purpose Only]

February 12, 2021

To All Concerned Parties

Company Name: Open House Co., Ltd.  
Representative: Masaaki Arai, President and CEO  
Securities code: 3288, First section of TSE  
Contact: Kotaro Wakatabi, Managing Director, CFO

### Notice of Revision to Consolidated Financial Forecast and Dividend Forecast, and Change in Reportable Segments

Open House Co., Ltd (the "Company") hereby announces that a meeting of the Board of Directors held today made a resolution to revise its consolidated financial forecast and dividend forecast announced on November 13, 2020, and to change its reporting segments. Details are as follows.

#### 1. Revision to consolidated financial forecast

Revision to consolidated financial forecast for the first half of FY2021  
(October 1, 2020 - March 30, 2021)

	Revenue	Operating income	Ordinary income	Profit attributable to owners of parent	Earnings per share
	Million yen	Million yen	Million yen	Million yen	Yen
Previous forecast (A)	289,500	31,500	32,000	23,000	182.80
Revised forecast (B)	329,600	36,400	37,000	30,700	243.99
Change (B - A)	40,100	4,900	5,000	7,700	—
Change (%)	13.9%	15.6%	15.6%	33.5%	—
Reference: FY2020 results for the same period	261,922	27,035	26,091	18,136	164.03
Reference: YOY (%)	25.8%	34.6%	41.8%	69.3%	—

Revisions to consolidated financial forecast for FY2021  
(October 1, 2020 - September 30, 2021)

	Revenue	Operating income	Ordinary income	Profit attributable to owners of parent	Earnings per share
	Million yen	Million yen	Million yen	Million yen	Yen
Previous forecast (A)	634,000	69,000	70,000	50,000	397.40
Revised forecast (B)	767,600	83,800	82,500	60,000	476.86
Change (B - A)	133,600	14,800	12,500	10,000	—
Change (%)	21.1%	21.4%	17.9%	20.0%	—
Reference: Results for FY2020	575,951	62,129	77,357	59,491	525.36
Reference: YOY (%)	33.3%	34.9%	6.6%	0.9%	—

(Reasons for revisions)

Consolidated financial forecasts for first half and full year of FY 2021 announced on November 13, 2020 were calculated on the assumption that Pressance Corporation was an equity-method affiliate of the Company throughout FY 2021. After that, Pressance Corporation Co., Ltd. (the "Pressance Corporation") has become a consolidated subsidiary of the Company as mentioned in "Notice Concerning Results of Tender Offer against Pressance Corporation Co., Ltd. Shares and Change in the Company's Subsidiary" released on January 15, 2021. Based on the above results, nine months results (January 1, 2021 – September 30, 2021) of Pressance Corporation are included in the Company's consolidated financial results as the deemed acquisition date of January 1, 2021. For more details, please refer to the official announcement in Japanese "Financial statement (*Kessan Tanshin*)" and "Financial results briefing materials" released today.

## 2. Revision to dividend forecast

Revision to dividends forecast for FY 2021 (October 1, 2020 - September 30, 2021)

	Annual dividends per share (Yen)			Dividend payout ratio
	2Q-end	Year-end	Total	
Previous forecast (announced on November 13, 2020)	44.00	44.00	88.00	*1 18.5%
Revised forecast	50.00	50.00	100.00	21.0%
FY2021 Results				
Reference: FY2020 Results	40.00	40.00	80.00	*2 15.2%

\*1 It is calculated based on earnings per share of revised forecast.

\*2 Dividend payout ratio excluding share of profit of entities accounted for using equity method is 21.7%.

(Reasons for revisions)

The Company recognizes the return of profits to shareholders as one of the most important issues of management, and its basic policy is to pay continuous and stable dividends while taking into consideration future business development and strengthening its financial position.

Under the mid-term management plan, we set a consolidated dividend payout ratio target of 20% or more. Based on the basic policy mentioned above, we made the upward revision to dividend forecast in revising profit attributable to owners of parent consolidated financial forecast for FY2021.

We plan to propose the year-end dividend at the annual general meeting of shareholders to be held in December 2021.

## 3. Change in reportable segments

The Company has changed its reportable segments from the second quarter of FY2021 due to acquisition of Pressance Corporation, as below. The Company has added new reportable segment "Pressance Corporation" in accordance with its management approach.

### 【Previous segments】

Single-family homes related business
Condominiums
Property resales
Others

### 【New segments】

Single-family homes related business
Condominiums
Property resales
Others
Pressance Corporation (New)

End