INVESTOR RELATIONS

Earnings Release for 2Q 2026 [Audited]

Aug 2026

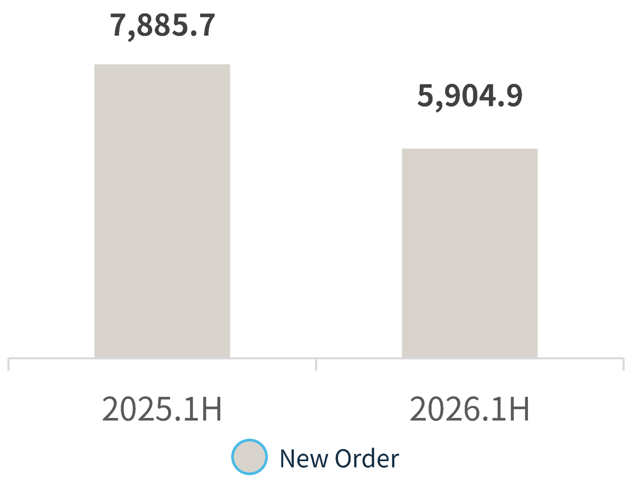
CONTENTS

Financial Highlights (1H26) (KRW)

New Order	Sales	Operating Profit	Debt-to-equity Ratio
5.9 Tn	5.2 Tn	164.8 Bn	229.0 %
33.2% of guidance	YoY 17.2% decrease	YoY 29.1% decrease	5.2%p improvement vs. previous year-end.

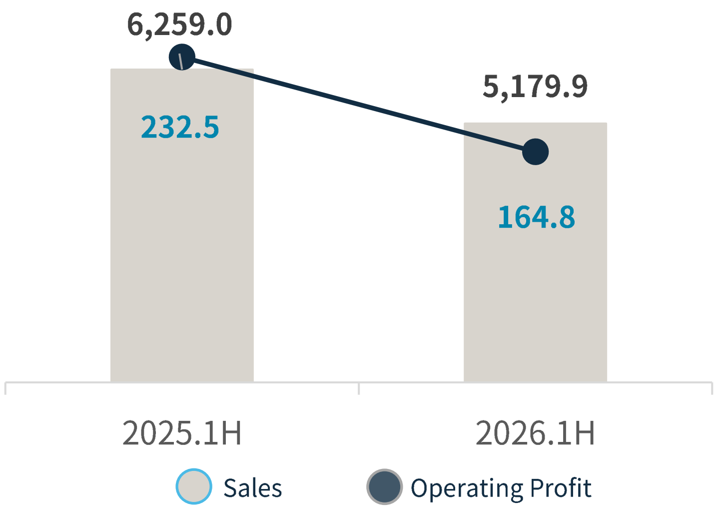
New Order Trend

(Unit: KRW Bn)



Sales & Operating Profit Trend

(Unit: KRW Bn)



Cash, cash equivalents, and short-term financial instruments amounted to KRW 3.1 trillion, 10,950 housing units supplied in 1H

Financial Summary (Quarterly)

YoY

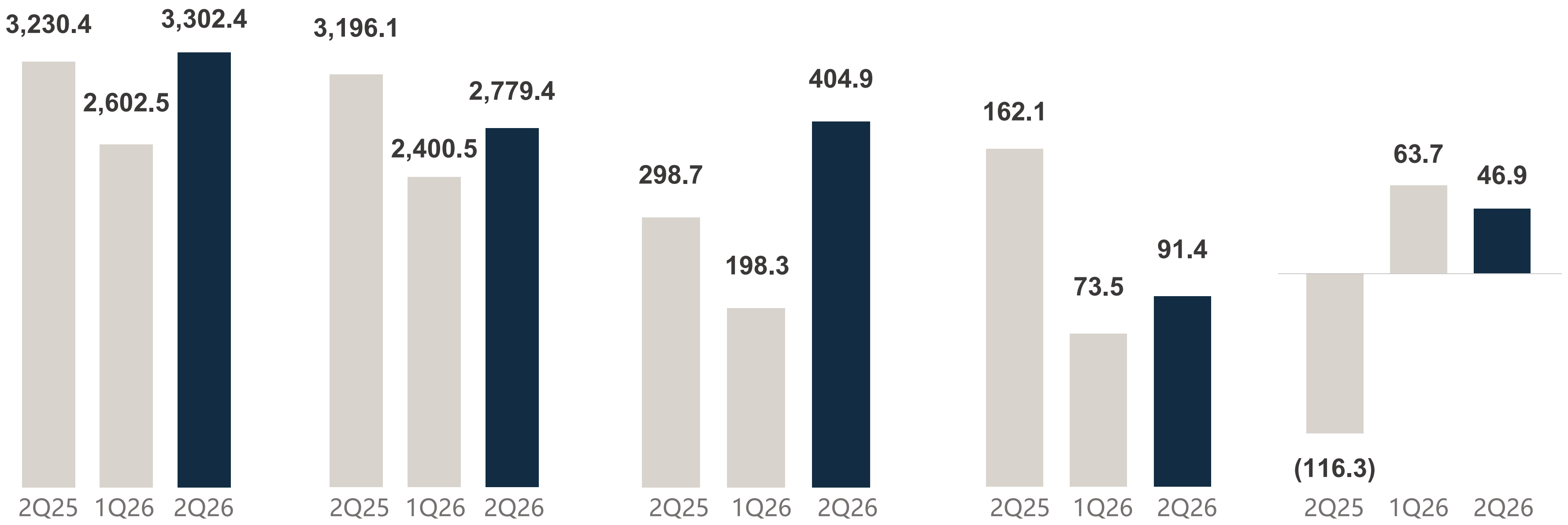
New Order	Sales	Operating Profit
+2.2%	△13.0%	△ 43.6%

QoQ

New Order	Sales	Operating Profit
+26.9%	+15.8%	+24.3%

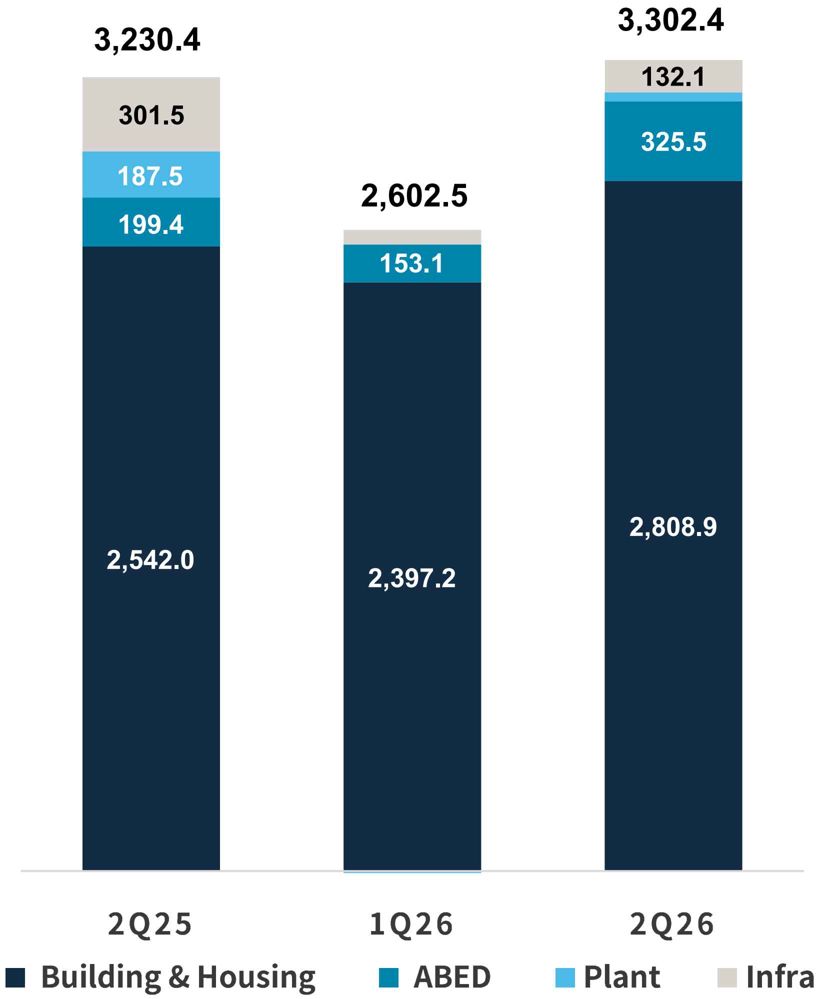
(Unit: KRW Bn)

New Order | **Sales** | **Gross Profit** | **Operating Profit** | **Earnings Before Tax**



New Order

New Order YoY +2.2%, QoQ +26.9%



(Unit: KRW Bn)

Division	2Q25	1Q26	2Q26	YoY	QoQ
Building & Housing	2,542.0	2,397.2	2,808.9	10.5%	17.2%
ABED*	199.4	153.1	325.5	63.2%	112.6%
Plant	187.5	△7.5	35.9	△80.9%	-
Infra	301.5	59.7	132.1	△56.2%	121.3%
Domestic	2,821.3	2,425.1	2,848.0	0.9%	17.4%
Overseas	409.1	177.4	454.4	11.1%	156.1%
Total	3,230.4	2,602.5	3,302.4	2.2%	26.9%

* Advanced Built Environment Development includes GS Inima

Major New Orders

- Macheon 3(KRW 1.0tn), Ansan Seongpo-dong Mixed-use Development (KRW 641.6bn) etc.
  * Sangdaewon 2 Redevelopment Project was excluded from the order backlog following a court injunction regarding the termination of the previous contractor and the selection of a new contractor on July 31, 2026. (Provisional adjustment subject to the outcome of subsequent legal proceedings.)

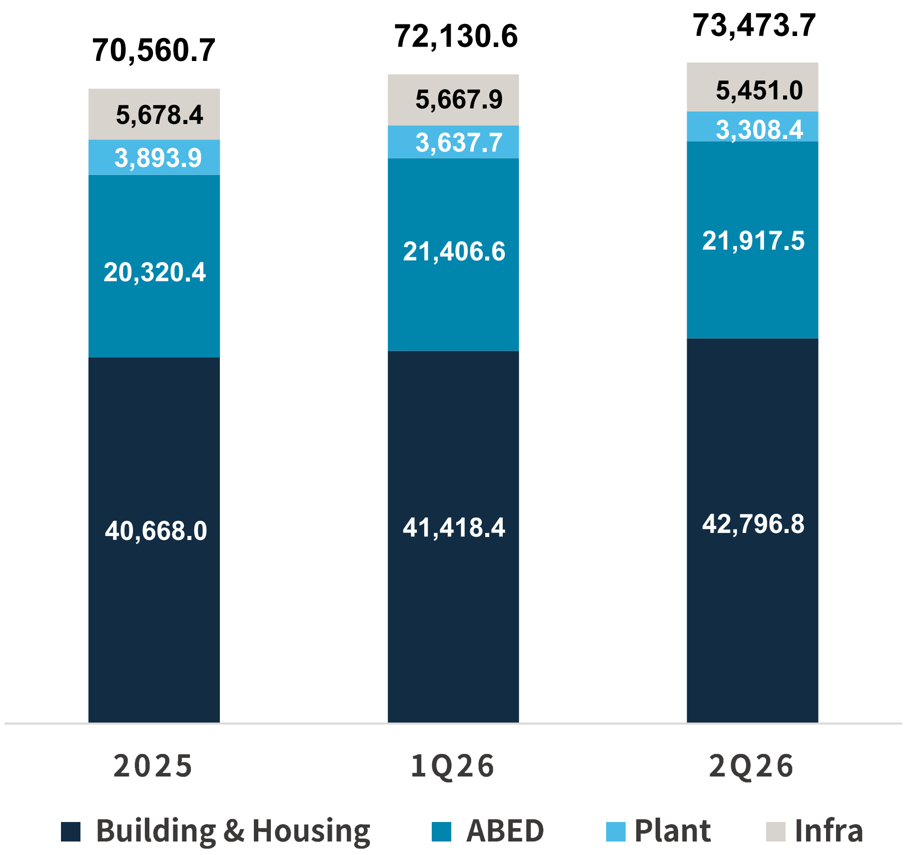
Major Contracted Order

- Seongsu 1(KRW 2.2tn), Busan Gwangan 5(KRW 970.9bn), Seocho Jinhung(KRW 679.3bn), Yongin Suji Samsung 4(KRW 504.3bn), Geumjeong 4(KRW 338.2bn), Gaepo Woosung 6 (KRW 215.4bn)

Order Backlog

✔ Order Backlog YoY +4.1%, QoQ +1.9%

Order Backlog by Division



※ 2Q26 Domestic backlog: KRW 48.6 trillion, Overseas backlog KRW 24.9 trillion

※ Contracted order backlog not included (KRW 18.0 trillion)

Housing Order Backlog

(Unit: KRW Bn)

By Region	2Q26	%
Seoul	13,440.7	35%
Capital Area	8,343.9	22%
Metropolitan City	10,056.6	26%
Province	6,560.7	17%
Total	38,401.9	100%

By Type	2Q26	%
Reconstruction Redevelopment	28,647.9	75%
PF	8,882.0	23%
In-house	872.0	2%
Total	38,401.9	100%

※ Projects with project implementation approval, business plan approval

※ Xi S&D Housing Order Backlog excluded

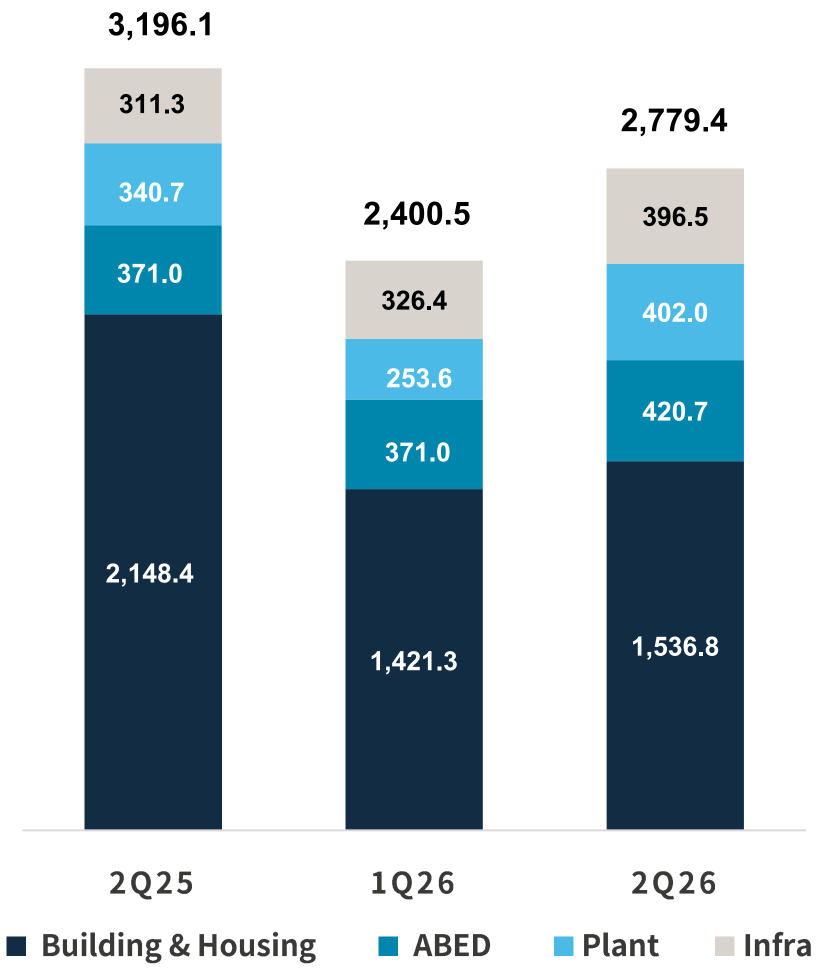
Contracted Order Backlog

(Unit: KRW Bn)

By Region	2Q26	%
Seoul	10,537.6	59%
Capital Area	1,976.2	11%
Metropolitan City	4,636.2	26%
Province	829.7	4%
Total	17,979.7	100%

Sales

Sales YoY △13.0%, QoQ +15.8%



(Unit: KRW Bn)

Division	2Q25	1Q26	2Q26	YoY	QoQ
Building & Housing	2,148.4	1,421.3	1,536.8	△28.5%	8.1%
ABED*	371.0	371.0	420.7	13.4%	13.4%
Plant	340.7	253.6	402.0	18.0%	58.5%
Infra	311.3	326.4	396.5	27.4%	21.5%
Others	24.8	28.3	23.4	△5.8%	△17.4%
Domestic	2,331.3	1,594.2	1,776.9	△23.8%	11.5%
Overseas	864.8	806.3	1,002.5	15.9%	24.3%
Total	**3,196.1**	**2,400.5**	**2,779.4**	△13.0%	15.8%

* Advanced Built Environment Development includes GS Inima

GPM | Profit

GPM Trend by Division

Division	Building & Housing	ABED*	Plant	Infra	Others	Domestic	Overseas	Total
2Q25	16.9%	△11.4%	1.1%	△7.2%	△13.4%	15.0%	△6.0%	9.3%
1Q26	12.4%	18.3%	△24.2%	3.9%	10.4%	11.2%	2.4%	8.3%
2Q26	17.6%	19.4%	△7.0%	22.0%	△25.2%	14.5%	14.6%	14.6%

* Advanced Built Environment Development

Key Profit Indicators (YoY) (KRW)

Operating Profit △43.6%

91.4 Bn

2Q25: 162.1 Bn

Earnings Before Tax Turn a Profit

46.9 Bn

2Q25: △116.3 Bn

Net Income Turn a Profit

14.4 Bn

2Q25: △87.1 Bn

※ Consolidated basis

Financial Status_Statement of Financial Position

(Unit: KRW Bn,%)

Account	23Y	24Y	25Y	1Q26
Assets	17,707.3	17,803.3	18,459.9	18,637.9
Cash & Cash Equivalents, Short-term Financial Instruments	2,798.7	2,560.2	3,518.9	3,060.6
Trade and other Receivables, Contract Assets	4,796.1	4,251.4	3,732.4	3,313.8
Unbilled Amount	1,199.1	1,189.2	921.3	447.4
Inventories	1,338.7	1,280.0	1,163.3	1,421.0
Other Current Assets	509.4	531.5	602.4	759.1
Tangible Assets	2,256.2	2,638.6	1,625.9	1,721.9
Liabilities	12,822.1	12,716.2	12,936.3	12,973.6
Trade and other Payables	1,810.9	1,838.2	1,483.8	1,513.7
Borrowings*	5,248.1	5,630.3	6,068.2	6,160.8
Equity	4,885.2	5,087.1	5,523.6	5,664.3
Capital Stock	427.9	427.9	427.9	427.9
Debt-to-equity Ratio	262.5	250.0	234.2	229.0
Unstarted PF Project	1,758.2	1,957.5	1,354.0	1,056.3

* Lease liabilities not included

Financial Status_Statement of Income

(Unit: KRW Bn)

Account	Division	23Y	24Y	25Y	1H26
Sales	Building & Housing	10,237.1	9,510.9	7,786.9	2,958.0
	ABED*	1,414.4	1,392.1	1,778.7	791.8
	Plant	300.5	425.7	1,320.1	655.6
	Infra	1,104.1	1,153.5	1,461.4	722.8
	Eco / Green	271.8	276.0	-	-
	Others	108.8	105.6	103.2	51.7
Total		13,436.7	12,863.8	12,450.3	5,179.9
Gross Profit		262.2	1,114.2	1,345.1	603.2
SG&A Expenses		650.1	828.2	907.3	438.4
Operating Profit		△387.9	286.0	437.8	164.8
Profit before Tax		△517.5	441.5	147.3	110.6
Net Profit		△419.5	263.9	93.4	25.1

* Advanced Built Environment Development