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Consolidated Financial Results for the Nine Months Ended September 30, 2026 [Japanese GAAP]

November 12, 2026

Company name: robot home Inc.
Stock exchange listing: Tokyo Stock Exchange
Code number: 1435
URL: https://corp.robothome.jp/en/
Representative: Daisaku Furuki, Representative Director/CEO
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Scheduled date to commence dividend payments: -
Preparation of supplementary material on financial results: Yes
Holding of financial results briefing: None

(Amounts of less than one million yen are truncated)

1. Consolidated Financial Results for the Nine Months Ended September 30, 2026 (January 1, 2026 to September 30, 2026)

(1) Consolidated operating results (% indicates changes from the previous corresponding period)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Nine months ended	Million yen	%	Million yen	%	Million yen	%	Million yen	%
September 30, 2026	17,635	61.4	994	221.4	867	135.1	751	129.4
September 30, 2025	10,926	37.3	309	(56.2)	368	(46.5)	327	(50.5)

(Note) Comprehensive income: Nine Months Ended September 30, 2026: ¥769 million [111.5%]
Nine Months Ended September 30, 2025: ¥363 million [(42.3)%]

	Basic earnings per share	Diluted earnings per share
Nine months ended	Yen	Yen
September 30, 2026	8.44	-
September 30, 2025	3.65	-

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of September 30, 2026	20,364	11,557	56.7
As of December 31, 2025	15,925	11,167	70.1

(Reference) Equity: As of September 30, 2026: ¥11,548 million
As of December 31, 2025: ¥11,163 million

2. Dividends

	Annual dividends				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended December 31, 2025	-	1.00	-	1.00	2.00
Fiscal year ending December 31, 2026	-	1.00	-		
Fiscal year ending December 31, 2026 (Forecast)				1.00	2.00

(Note) Revision to the forecast for dividends announced most recently: No

3. Consolidated Financial Results Forecast for the Fiscal Year Ending December 31, 2026 (January 1, 2026 to December 31, 2026)

(% indicates year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Full year	35,000	45.4	2,400	35.9	2,200	23.1	2,000	0.5	22.25

(Note) Revision to the financial results forecast announced most recently: No

*** Notes:**

(1) Significant changes in the scope of consolidation during the period: No
New: - Exclusion: -

(2) Adoption of special accounting treatment for preparing quarterly consolidated financial statements: Yes

(3) Changes in accounting policies, changes in accounting estimates and retrospective restatement
1) Changes in accounting policies due to the revision of accounting standards: No
2) Changes in accounting policies other than 1) above: No
3) Changes in accounting estimates: No
4) Retrospective restatement: No

(4) Total number of shares outstanding (common stock)
1) Total number of shares outstanding at the end of the period (including treasury shares):
September 30, 2026: 91,127,000 shares
December 31, 2025: 91,127,000 shares
2) Total number of treasury shares at the end of the period:
September 30, 2026: 2,270,000 shares
December 31, 2025: 1,242,900 shares
3) Average number of shares during the period:
Nine Months Ended September 30, 2026: 89,112,941 shares
Nine Months Ended September 30, 2025: 89,884,167 shares

* Review of the Japanese-language originals of the attached quarterly consolidated financial statements by certified public accountants or an audit firm: None

* Explanation of the proper use of financial results forecast and other notes
The earnings forecasts and other forward-looking statements herein are based on information currently available and certain assumptions judged to be reasonable. The Company makes no warranty as to the achievability of these forecasts. Actual performance, etc. may differ significantly from these forecasts due to a wide range of factors.

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1. Qualitative Information of Quarterly Financial Results

(1) Explanation of operating results

The Japanese economy during the nine months ended September 30, 2026 was expected to continue on a gradual recovery path, supported by government economic measures including those against high prices, as well as improvements in the employment and income environment. However, due to geopolitical risks including heightened tensions in the Middle East, domestic and international financial conditions, and overseas policy trends, the economic outlook remains uncertain.

Under these circumstances, the Group has promoted DX (digital transformation) by utilizing state-of-the-art technologies such as AI/IoT and continued to update the “robot home” platform for apartment management starting from land selection through the use of those technologies. By generating a virtuous growth cycle that involves supply of new and secondhand properties to real estate owners, leasing management contracts, sale and reinvestment and further growth of the circulation on the platform, the Group has stably increased recurring revenue.

As a result, the performance for the nine months ended September 30, 2026 was ¥17,635 million in net sales (up 61.4% year on year), ¥994 million in operating profit (up 221.4% year on year), ¥867 million in ordinary profit (up 135.1% year on year) and ¥751 million in profit attributable to owners of parent (up 129.4% year on year).

The performance of each segment is as follows.

1) AI/IoT business

In the AI/IoT business, the Company offers its consulting services drawing on its ongoing development and operation of the “robot home” platform for apartment management starting from land selection. The Company aims for the automation of real estate management by connecting all players on the platforms, namely residents, owners, maintenance companies, leasing agents, and leasing management companies. Further, it makes inroads into the DX domain through its accumulated real estate and technological expertise and offers comprehensive DX support service not only to the real estate industry but to other industries as well.

As a result, net sales for the nine months ended September 30, 2026 were ¥709 million (up 40.1% year on year) and operating profit was ¥345 million (up 64.9% year on year).

2) robot home business

In the robot home business, the Company strived to build a virtuous growth cycle that involves supply of new and secondhand properties to real estate owners (the flow income domain), leasing management contracts (the recurring income domain), sale and reinvestment (the flow income domain) and further growth of the circulation on the platform, through the use of the “robot home” platform for apartment management starting from land selection which was built in the AI/IoT business.

In the recurring income domain, the Company implemented streamlined PM business and increased stable recurring revenue by leveraging rental property management RPA “robot home for PM,” which utilizes the core technologies such as AI/IoT. Further, the Company focused its efforts on the sustainable expansion of its profit foundations through initiatives, for example, the expansion of its business domains into the maintenance domain and the expansion of the share of company-guaranteed units.

In the flow income domain, the Company invigorated transactions in the application by further enhancing its support not only for purchase but also for asset building and sale. It focused its efforts to further stabilize its profit foundations by facilitating the circulation on the platform.

As a result, net sales for the nine months ended September 30, 2026 were ¥16,957 million (up 62.4% year on year) and operating profit was ¥2,325 million (up 57.9% year on year).

(2) Explanation of financial position

(Assets)

Total assets at the end of the nine months ended September 30, 2026 increased by ¥4,438 million from the end of the previous fiscal year to ¥20,364 million. This is mainly attributable to increases in accounts receivable - trade, and contract assets of ¥1,365 million, real estate for sale of ¥4,713 million and real estate for sale in process of ¥1,024 million, and a decrease in cash and deposits of ¥3,130 million.

(Liabilities)

Total liabilities at the end of the nine months ended September 30, 2026 increased by ¥4,048 million from the end of the previous fiscal year to ¥8,806 million. This is mainly attributable to increases in short-term borrowings of ¥241 million, current portion of long-term borrowings of ¥2,503 million, and long-term borrowings of ¥893 million.

(Net assets)

Total net assets at the end of the nine months ended September 30, 2026 increased by ¥390 million from the end of the previous fiscal year to ¥11,557 million. This is mainly attributable to the recording of profit attributable to owners of parent of ¥751 million, the payment of a dividend of surplus of ¥178 million, and the purchase of treasury shares of ¥199 million.

(3) Explanation of consolidated financial results forecast and other forward-looking information

No revisions have been made to the consolidated financial results forecast announced on February 12, 2026.

2. Consolidated Financial Statements and Primary Notes

(1) Consolidated balance sheets

(Thousand yen)

	As of December 31, 2025	As of September 30, 2026
Assets		
Current assets		
Cash and deposits	7,505,020	4,374,889
Accounts receivable - trade, and contract assets	2,140,109	3,505,173
Merchandise and finished goods	15,086	14,875
Real estate for sale	1,507,976	6,221,006
Real estate for sale in process	139,346	1,164,246
Supplies	4,934	9,086
Other	327,632	461,004
Allowance for doubtful accounts	(120,245)	(114,394)
Total current assets	11,519,860	15,635,887
Non-current assets		
Property, plant and equipment	2,267,434	2,441,717
Intangible assets		
Goodwill	155,220	145,518
Customer-related assets	59,123	55,092
Other	143,792	121,735
Total intangible assets	358,135	322,347
Investments and other assets		
Investment securities	1,027,903	1,094,588
Deferred tax assets	539,277	533,327
Other	212,643	336,267
Total investments and other assets	1,779,823	1,964,183
Total non-current assets	4,405,393	4,728,247
Total assets	15,925,254	20,364,135

(Thousand yen)

	As of December 31, 2025	As of September 30, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	1,228,900	1,460,963
Short-term borrowings	341,600	582,700
Current portion of long-term borrowings	455,652	2,959,516
Income taxes payable	101,805	42,644
Deposits received	1,374,981	1,475,425
Provision for bonuses	-	90,899
Other	583,685	616,544
Total current liabilities	4,086,624	7,228,692
Non-current liabilities		
Long-term borrowings	525,309	1,418,428
Asset retirement obligations	108,921	109,514
Deferred tax liabilities	17,902	16,528
Other	19,461	33,474
Total non-current liabilities	671,594	1,577,945
Total liabilities	4,758,219	8,806,637
Net assets		
Shareholders' equity		
Share capital	10,000	10,000
Capital surplus	7,460,469	7,460,469
Retained earnings	3,938,065	4,511,029
Treasury shares	(300,001)	(499,994)
Total shareholders' equity	11,108,533	11,481,504
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	50,287	61,763
Foreign currency translation adjustment	4,763	5,023
Total accumulated other comprehensive income	55,050	66,786
Non-controlling interests	3,450	9,206
Total net assets	11,167,035	11,557,497
Total liabilities and net assets	15,925,254	20,364,135

(2) Consolidated statements of income and comprehensive income

Consolidated statements of income

Nine months ended September 30, 2026

(Thousand yen)

	For the Nine months ended September 30, 2025	For the Nine months ended September 30, 2026
Net sales	10,926,909	17,635,941
Cost of sales	7,841,245	13,185,748
Gross profit	3,085,663	4,450,192
Selling, general and administrative expenses	2,776,321	3,455,978
Operating profit	309,342	994,214
Non-operating income		
Interest income	6,932	10,834
Dividend income	7,683	11,733
Gain on investments in investment partnerships	139,080	-
Other	1,561	1,122
Total non-operating income	155,258	23,690
Non-operating expenses		
Interest expenses	60,048	87,695
Guarantee commission	1,884	1,466
Loss on investments in investment partnerships	-	2,971
Commission expenses	32,720	56,917
Other	968	1,398
Total non-operating expenses	95,622	150,448
Ordinary profit	368,978	867,455
Extraordinary income		
Gain on sale of non-current assets	-	122
Total extraordinary income	-	122
Extraordinary losses		
Loss on retirement of non-current assets	60	0
Loss on sale of investment securities	-	160
Loss on valuation of investment securities	18,643	49,999
Loss on sale of businesses	15,271	-
Total extraordinary losses	33,974	50,160
Profit before income taxes	335,003	817,418
Income taxes	7,098	59,958
Profit	327,905	757,460
Profit attributable to non-controlling interests	275	5,755
Profit attributable to owners of parent	327,629	751,704

Consolidated statements of comprehensive income
Nine months ended September 30, 2026

(Thousand yen)

	For the Nine months ended September 30, 2025	For the Nine months ended September 30, 2026
Profit	327,905	757,460
Other comprehensive income		
Valuation difference on available-for-sale securities	38,556	11,476
Foreign currency translation adjustment	(2,775)	259
Total other comprehensive income	35,781	11,735
Comprehensive income	363,686	769,196
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	363,410	763,440
Comprehensive income attributable to non-controlling interests	275	5,755

(3) Notes to quarterly consolidated financial statements

(Notes on going concern assumption)

Not applicable.

(Notes on significant changes in shareholders' equity)

Not applicable.

(Accounting methods adopted particularly for the preparation of quarterly consolidated financial statements)

(Calculation of tax expenses)

Tax expenses are calculated by making a reasonable estimate of the effective tax rate after application of tax-effect accounting to profit before income taxes for the fiscal year (consolidated) including the nine months ended September 30, 2026, with profit before income taxes then multiplied by the estimated effective tax rate.

However, in the event that this tax expense calculation using estimated effective tax rate results in a significantly improbable figure, a method using the statutory effective tax rate may be adopted.

(Segment information, etc.)

[Segment information]

I. For the nine months ended September 30, 2025

1. Information on amounts of net sales and profit (loss) and disaggregated revenue by reportable segment

(Thousand yen)

	Reportable segment			Others (Note 1)	Total	Adjustments (Note 2)	Amounts on consolidated statements of income (Note 3)
	AI/IoT business	robot home business	Total				
Net sales							
Net sales to external customers	487,236	10,439,672	10,926,909	-	10,926,909	-	10,926,909
Inter-segment sales or transfers	19,374	-	19,374	-	19,374	(19,374)	-
Total	506,610	10,439,672	10,946,283	-	10,946,283	(19,374)	10,926,909
Segment profit or loss	209,331	1,472,339	1,681,671	(1,738)	1,679,932	(1,370,590)	309,342

(Notes) 1. “Others” refers to business segments not included in the reportable segments.
2. The adjustments to segment profits or losses mainly represent companywide expenses which have not been allocated to each reportable segment.
3. Segment profit or loss is adjusted with the operating profit on the quarterly consolidated statements of income.

2. Information on impairment loss of non-current assets or goodwill, etc. by reportable segment

Not applicable.

II. For the nine months ended September 30, 2026

1. Information on amounts of net sales and profit (loss) and disaggregated revenue by reportable segment

(Thousand yen)

	Reportable segment			Others (Note 1)	Total	Adjustments (Note 2)	Amounts on consolidated statements of income (Note 3)
	AI/IoT business	robot home business	Total				
Net sales							
Net sales to external customers	678,257	16,957,683	17,635,941	-	17,635,941	-	17,635,941
Inter-segment sales or transfers	31,500	-	31,500	-	31,500	(31,500)	-
Total	709,757	16,957,683	17,667,441	-	17,667,441	(31,500)	17,635,941
Segment profit or loss	345,093	2,325,536	2,670,630	(1,406)	2,669,224	(1,675,010)	994,214

(Notes) 1. “Others” refers to business segments not included in the reportable segments.
2. The adjustments to segment profits or losses mainly represent companywide expenses which have not been allocated to each reportable segment.
3. Segment profit or loss is adjusted with the operating profit on the quarterly consolidated statements of income.

2. Information on impairment loss of non-current assets or goodwill, etc. by reportable segment

Not applicable.

(Notes to statements of cash flows)

Quarterly consolidated statements of cash flows for the nine months ended September 30, 2026 have not been prepared. Depreciation (including amortization of intangible assets except for goodwill) and amortization of goodwill for the nine months ended September 30, 2025 and 2026 are as follows.

(Thousand yen)

	For the nine months ended September 30, 2025	For the nine months ended September 30, 2026
Depreciation	129,404	121,619
Amortization of goodwill	9,701	9,701