FY2026 3Q FINANCIAL RESULTS

robot home Inc. (TSE: 1435)

robot home

In technology, we are changing homes
and changing the world.

©robot home Inc. all rights reserved.

Contents

1. Executive Summary

2. FY2026 3Q Financial Results Overview

3. robot home Group Growth Strategy

4. Appendix

©robot home Inc. all rights reserved.

1. Executive Summary

FY2026 3Q Highlights

Consolidated net sales
¥17,635 million
(+61.4%)

Consolidated gross profit
¥4,450 million
(+44.2%)

Consolidated operating profit
¥994 million
(+221.4%)

Number of inquiries
1,588
(September 30,2026)

Number of property owners
2,405 persons
(September 30,2026)

Number of projects (new properties)
277
(September 30,2026)

Inventory turnover days
33.5days
(December 31,2025)

Number of buildings delivered (new properties)
74 buildings
(September 30,2026)

Number of buildings intermediated (secondhand properties)
211 properties
(September 30,2026)

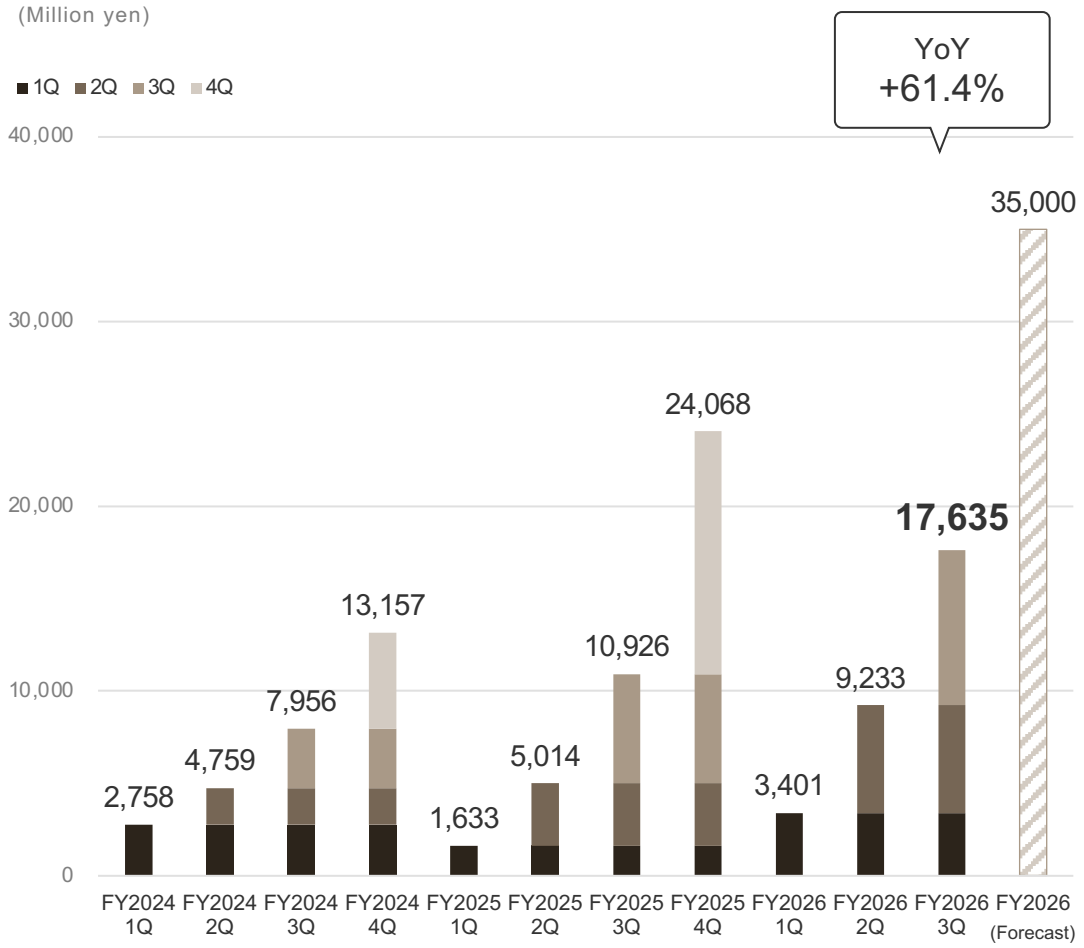
Managed properties
29,069 units
(September 30,2026)

Occupancy rate
98.5%
(September 30,2026)

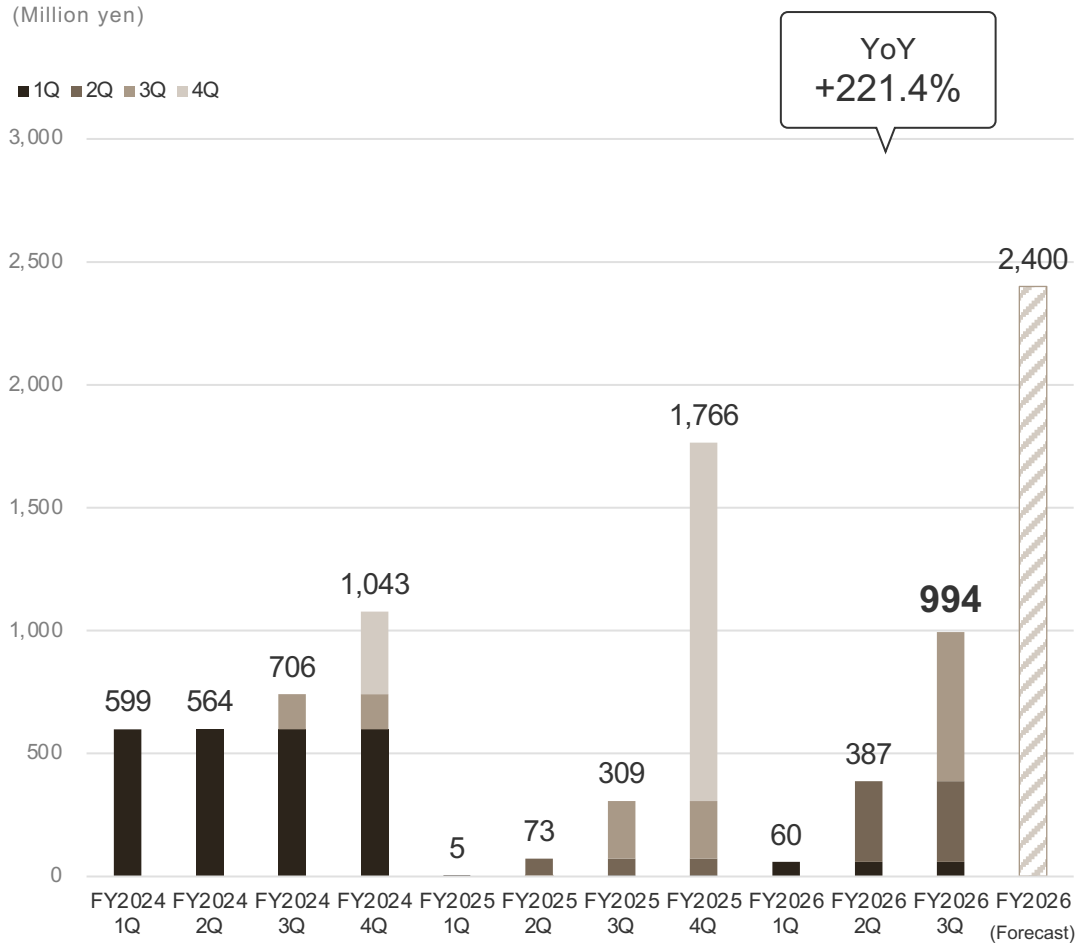
©robot home Inc. all rights reserved.

Trend in Financial Results of the robot home Group

Consolidated Net Sales



Consolidated Operating Profit

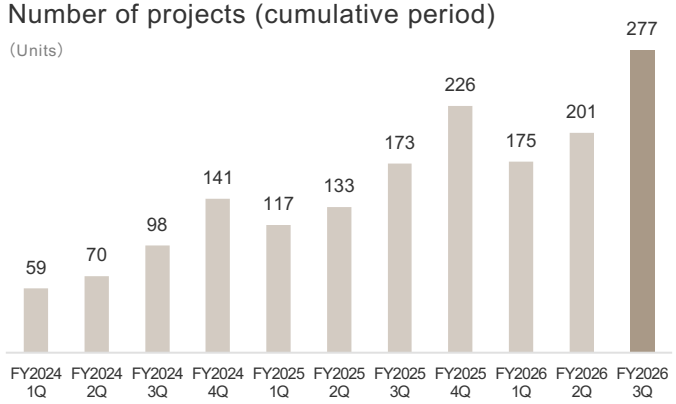


©robot home Inc. all rights reserved.

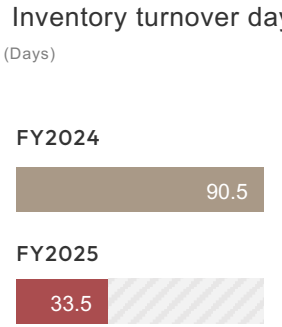
KPI Dashboard

KPIs related to supply of real estate

Number of projects (cumulative period)

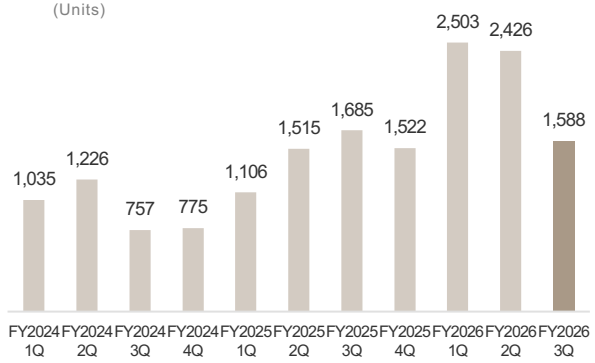


Inventory turnover days

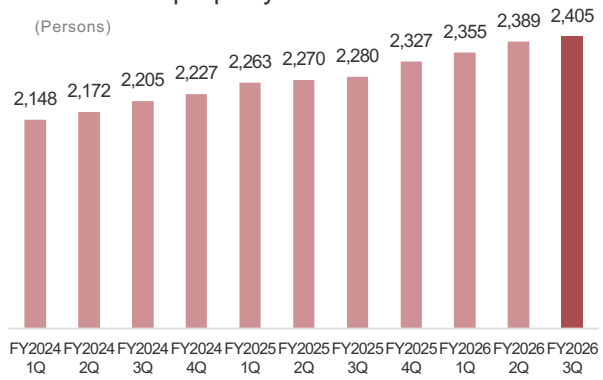


Customer-related KPIs

Number of inquiries (quarterly basis)



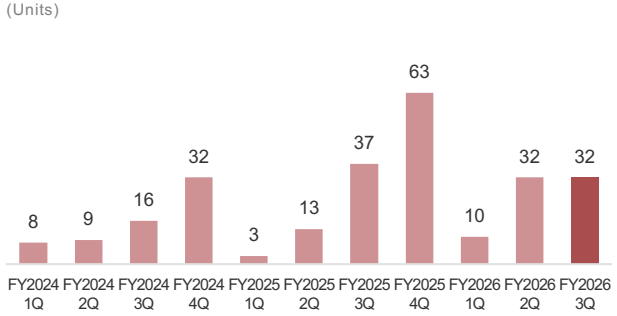
Number of property owners



Sales-related KPIs

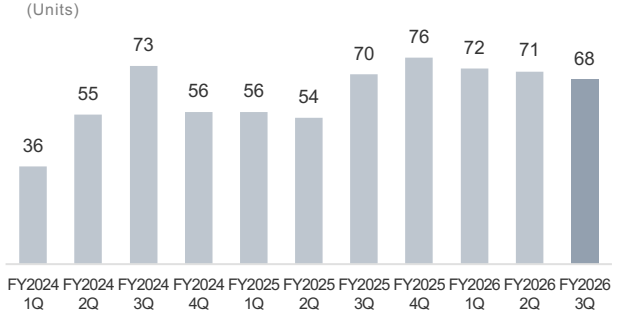
Number of buildings delivered

(New properties / Quarterly Basis)



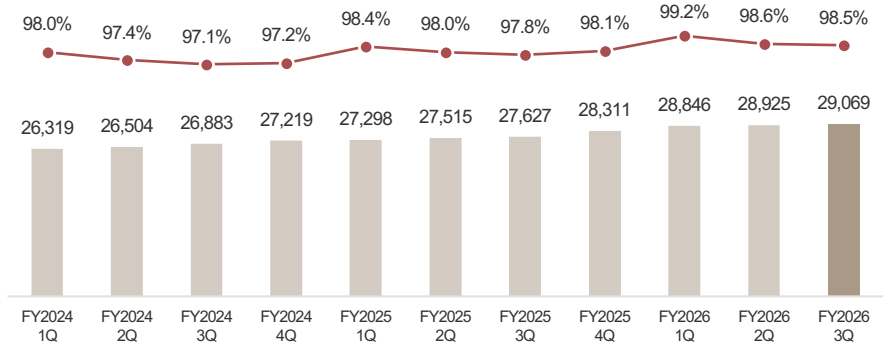
Number of buildings intermediated

(Secondhand properties / Quarterly Basis)



Managed properties / Occupancy rate

(Units/%)



©robot home Inc. all rights reserved.

2. FY2026 3Q Financial Results Overview

Company overview

Name	robot home Inc.
Head office	6-10-1 GINZA SIX 9F Ginza, Chuo-ku, Tokyo
Established	January 23, 2006
Representative	Daisaku Furuki, Representative Director/CEO
Capital	7,470 million yen (Including capital surplus)
Employees	287 persons (consolidated basis / full-time employees / as of September 30,2026)

Businesses	AI / IoT business robot home business
Subsidiaries	rh labo Inc. rh investment Inc. rh maintenance Inc. rh warranty Inc. IDC Inc. Next Relation, Inc.

©robot home Inc. all rights reserved.

Announcement of the Opening of the Higashi Ginza Office

New Higashi Ginza Office Opened in Response to Business Expansion and Workforce Growth

In response to organizational expansion and increased personnel resulting from business growth, and to ensure an environment where employees can work smoothly, we have opened the Higashi-Ginza office.

While maintaining our existing head office functions at the current location, the new location prioritizes practical functionality and convenience, creating a simple, streamlined work environment with an emphasis on functional aesthetics.

Through the opening of this office, we aim to further improve operational efficiency and accelerate business growth.



Opening date: October 26, 2026

Location: Nomura Real Estate Ginza Building 13F, 6-18-2 Ginza, Chuo-ku, Tokyo

©robot home Inc. all rights reserved.

Reportable segment

AI/IoT business

Service to support development, sale, and installation of AI and IoT

Comprehensive DX support service

robot home business

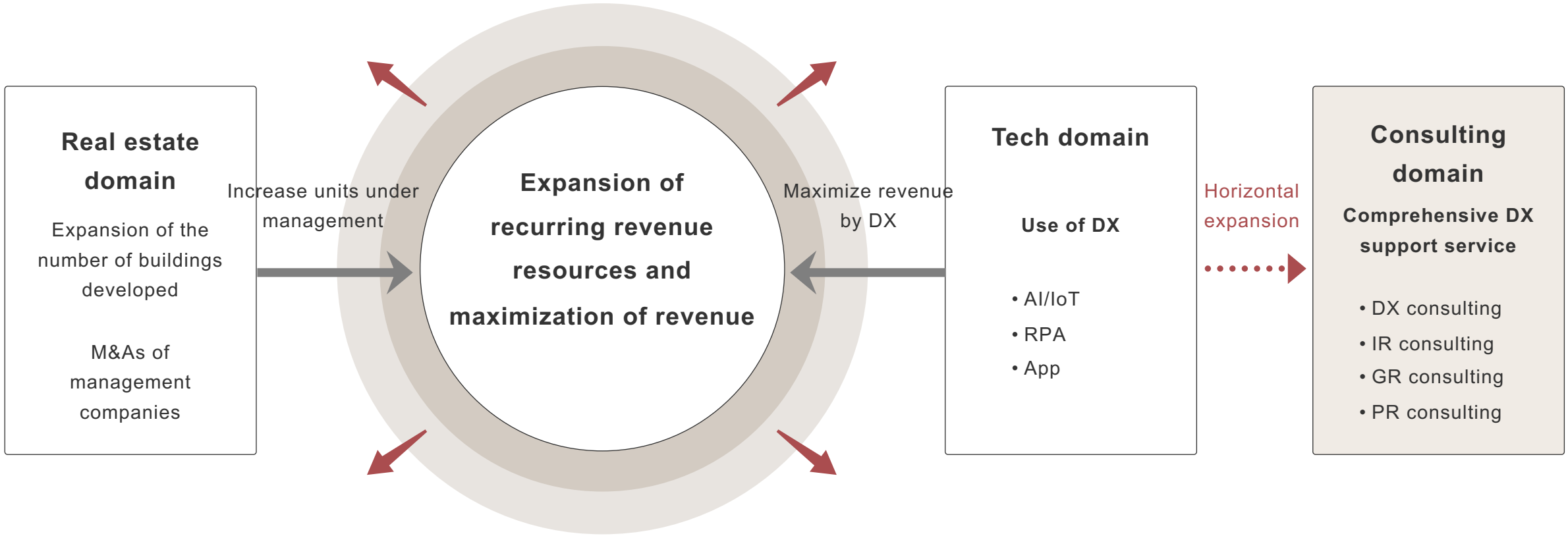
Operation of the “robot home” for apartment management starting from land selection

robothome ©robot home Inc. all rights reserved.

Expansion of knowledge in the real estate and technology domains to the DX domain

robot home business
(Real estate tech)

AI / IoT business
(DX development / external support)



©robot home Inc. all rights reserved.

Consolidated statements of income

Consolidated net sales and operating profit of the robot home Group for FY2026 3Q were ¥ 17,635 million (up 61.4% year on year), and ¥994 million (up 221.4% year on year), respectively.

(Unit: million yen)

	Cumulative period			Three-month period		
	FY2025 3Q	FY2026 3Q	YoY Change	FY2025 3Q	FY2026 3Q	YoY Change
Net sales	10,926	a 17,635	61.4%	5,912	8,402	42.1%
AI/IoT business	506	709	40.1%	282	271	▲3.6%
robot home business	10,439	16,957	62.4%	5,637	8,140	44.4%
Gross profit	3,085	4,450	44.2%	1,200	1,810	50.8%
AI/IoT business	357	480	34.3%	189	178	▲5.4%
robot home business	2,746	4,001	45.7%	1,021	1,642	60.7%
Selling, general and administrative expenses	2,776	3,455	24.5%	964	1,203	24.8%
Operating profit	309	b 994	221.4%	236	606	156.9%
AI/IoT business	209	345	64.9%	143	138	▲3.5%
robot home business	1,472	2,325	57.9%	577	1,025	77.4%
Ordinary profit	368	c 867	135.1%	162	539	231.9%
Profit attributable to owners of parent	327	751	129.4%	149	512	241.7%

a Net sales (cumulative period)

Increased by 61.4% year on year. Growth was driven by the delivery of 74 buildings and steady progress in advance land deliveries in the flow income domain, as well as steady accumulation of properties under management in the recurring income domain.

b Operating profit (cumulative period)

Increased substantially by 221.4% year on year. Profit increased through steady progress in building and land deliveries and higher profit per unit in the recurring income domain, while continuing strategic investments in AI and DX talent.

c Ordinary profit(cumulative period)

Achieved a solid year-on-year increase of 135.1%, although FY2025 1Q included a one-time gain on investments in investment partnerships of ¥184 million recorded as non-operating income.

©robot home Inc. all rights reserved.

Consolidated balance sheets

The financial position remains robust while utilizing cash and deposits and interest-bearing debt corresponding to an increase in the number of buildings developed. The equity ratio was 56.7%.

(Unit: million yen)	FY2025	FY2026 3Q	Change
Current assets	11,519	15,635	4,116
Cash and deposits	7,505	4,374	▲3,130
Inventories	1,667	7,409	5,741
Non-current assets	4,405	4,728	322
Total assets	15,925	20,364	4,438
Liabilities	4,758	8,806	4,048
Interest-bearing debt	1,322	4,960	3,638
Net assets	11,167	11,557	390
Total liabilities and net assets	15,925	20,364	4,438

©robot home Inc. all rights reserved.

FY2028 Medium-Term Management Plan

Formulated the Medium-Term Management Plan on February 12, 2026. Enhance the business foundation and create market value in real estate management of the AI era.

FY2028

Enhance lean financial and organizational foundations and promote active M&A

FY2025

AI / IoT business

Enhance growth foundation

Make R&D investments in AI and technology fields

Improve application features that will serve as the growth foundation

robot home business

Expand platform

Apartment management starting from land selection
Improve the experience value of robot home

Pursue high levels of cash creation potential

Targets for FY2028

Consolidated net sales	**¥60,000 million**	CAGR +35.5%
Consolidated operating profit	**¥4,100 million**	CAGR +32.4%
Number of buildings developed	**310**	+194
Number of units under management	**35,300**	+6,989

*CAGR refers to the annual average growth rate from FY2025 through FY2028

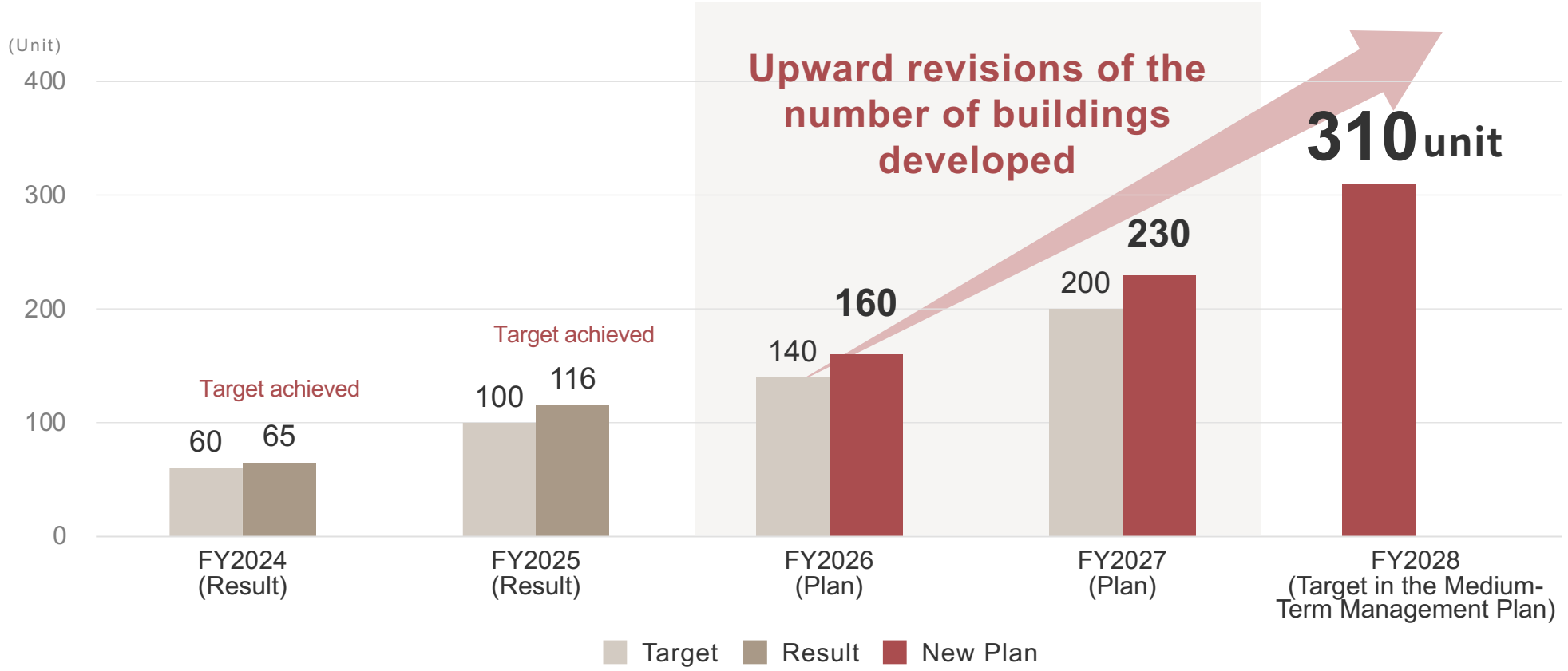
Reference：Notice Concerning Formulation of Medium-Term Management Plan 2028

©robot home Inc. all rights reserved.

Medium-Term Management Policy - results and upward revisions

We are making steady progress under the Medium-Term Management Policy announced on February 14, 2024. Targets for the number of buildings developed have been revised upward for FY2026 onward, with the target set at 310 for FY2028.

Number of buildings developed under the Medium-Term Management Plan



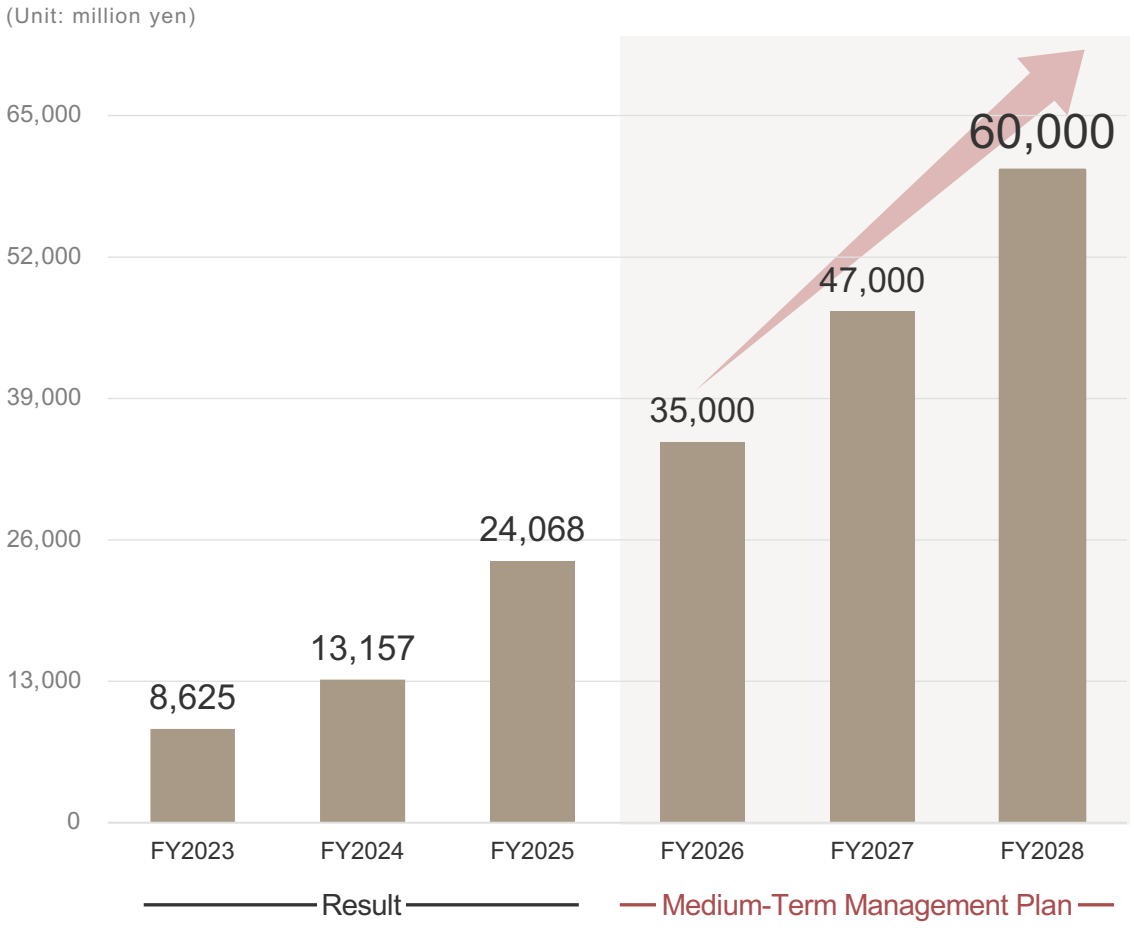
Reference: “Notice Regarding the Formulation of a Medium-Term Management Policy” disclosed on February 14, 2024.

©robot home Inc. all rights reserved.

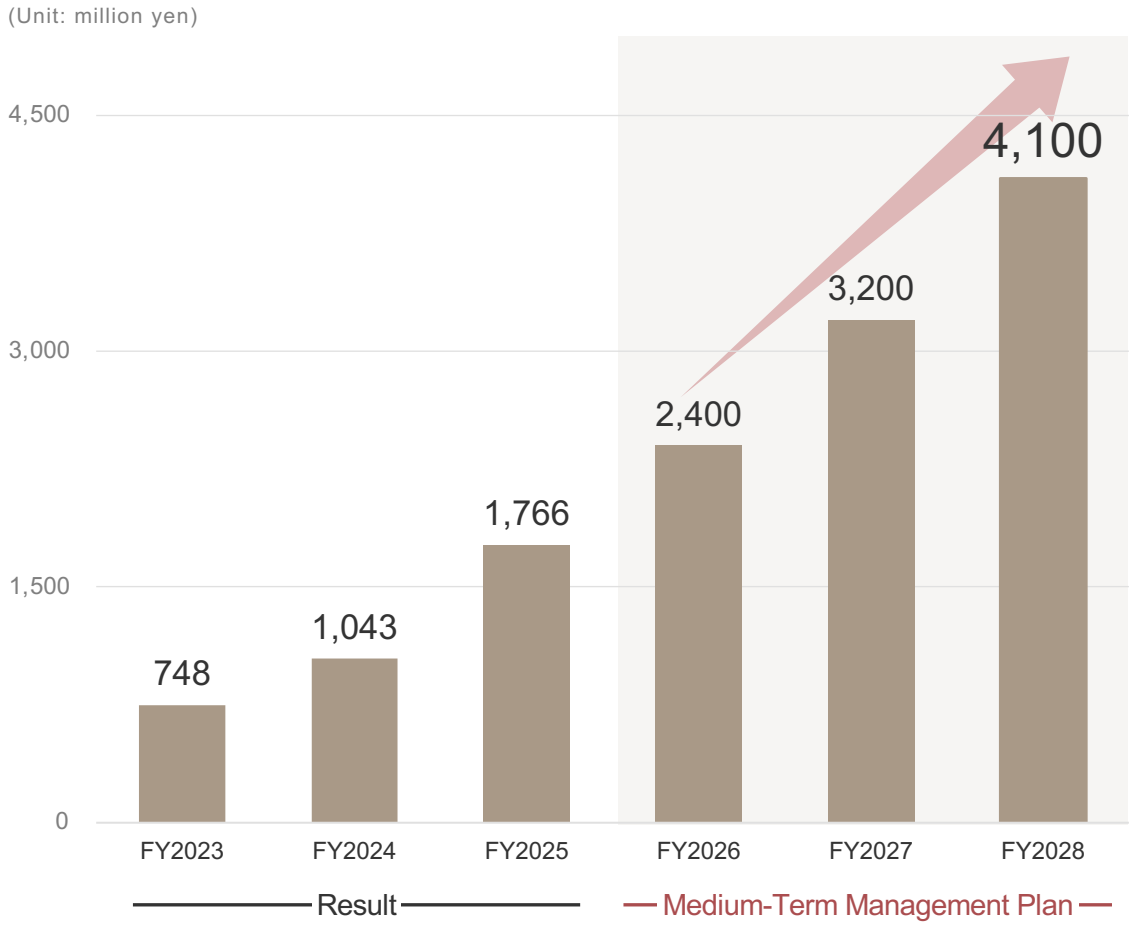
FY2028 Medium-Term Management Plan

Aim for further growth with the expansion of the platform.

Consolidated Net Sales



Consolidated Operating Profit



©robot home Inc. all rights reserved.

FY2026 Financial Results Forecast

(Unit: million yen)

	FY2025 (Result)	FY2026			
		Forecast		Result	
		Full-year	YoY Change	3Q	Progress
Net sales	24,068	35,000	45.4%	17,635	50.4%
Operating profit	1,766	2,400	35.9%	994	41.4%
Ordinary profit	1,787	2,200	23.1%	867	39.4%
Profit attributable to owners of parent	1,989	2,000	0.5%	751	37.6%

©robot home Inc. all rights reserved.

3. robot home Group Growth Strategy

AI / IoT Business

©robot home Inc. all rights reserved.

Overview of the AI / IoT Business

Develop and operate IoT that turns rental housing into smart homes, and provide consulting services.

IoT smart home service

We develop AI and IoT that turn rental housing into smart homes. The dedicated app not only enables remote operation of IoT devices but also includes a tool to communicate with rental management companies, offering features achievable only by a real estate development company. We also engage in R&D with the aim of using AI in business.

Number of units with IoT **13,958**

Comprehensive DX support service

We provide a comprehensive DX support service through corporate consulting, drawing on our track record and know-how of developing and running various in-house products combining AI / IoT and real estate. Solutions are provided from various angles to improve corporate value. The service adoption is expanding steadily, with a cumulative total of over 60 client companies.

Number of client companies **62**

©robot home Inc. all rights reserved.

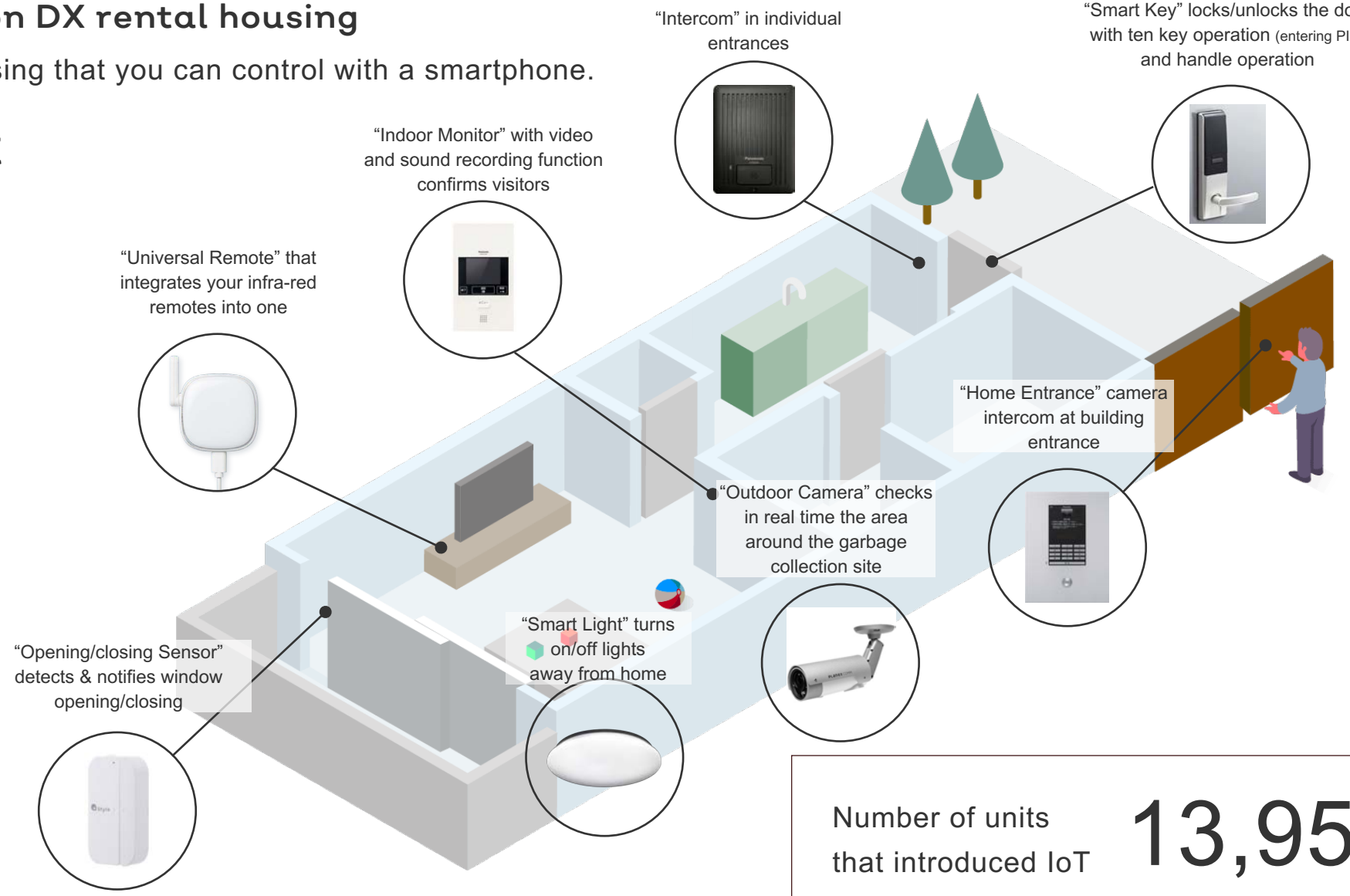
Provide next-generation DX rental housing

Smart life in an IoT rental housing that you can control with a smartphone.

robot home kit



*The apartment layout is a sample.



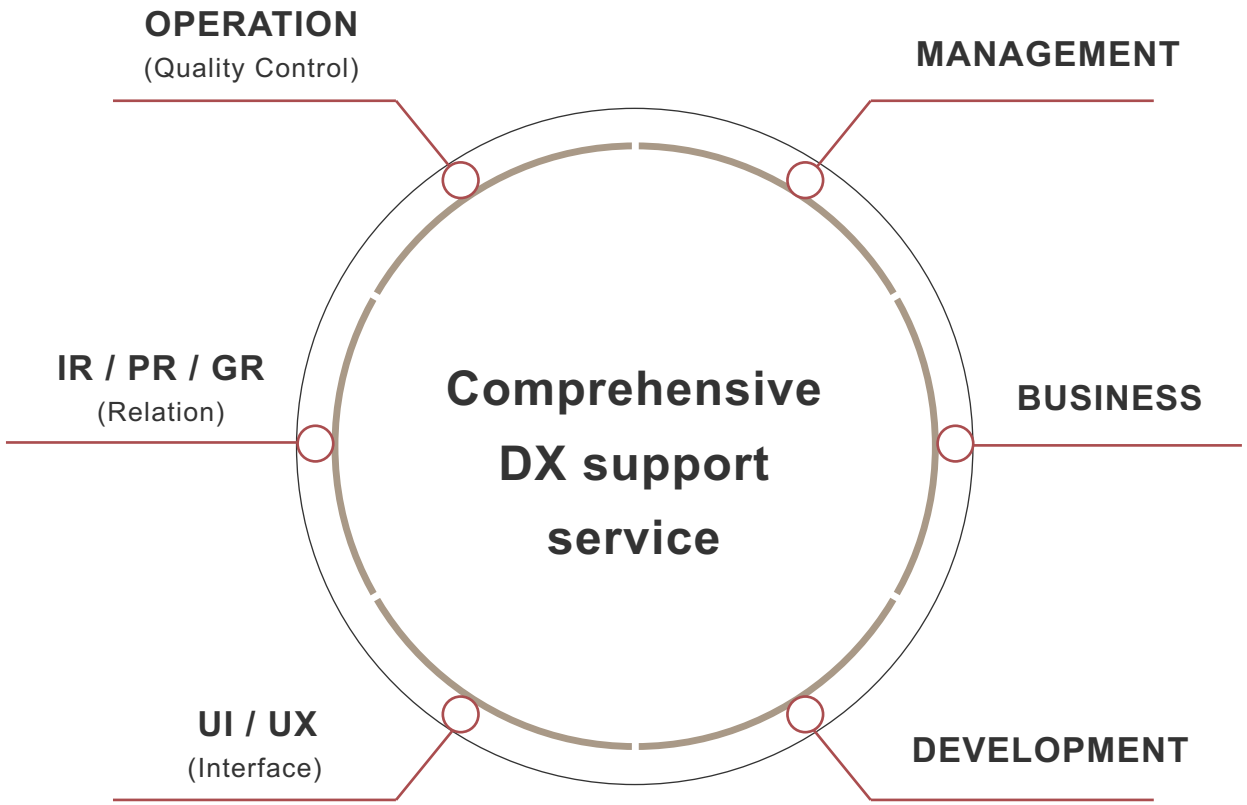
Number of units that introduced IoT **13,958**

(as of September 30,2026)

©robot home Inc. all rights reserved.

Overview of comprehensive DX support service

Launched a comprehensive DX support service drawing on our experience of developing and running various in-house products combining AI / IoT and real estate.



Providing services across a wide range of industries beyond real estate

Condominiums | Detached housing | Building maintenance
Promotion | Energy services
BPO services | Crowdfunding
Marketing | Real estate tech | Event planning

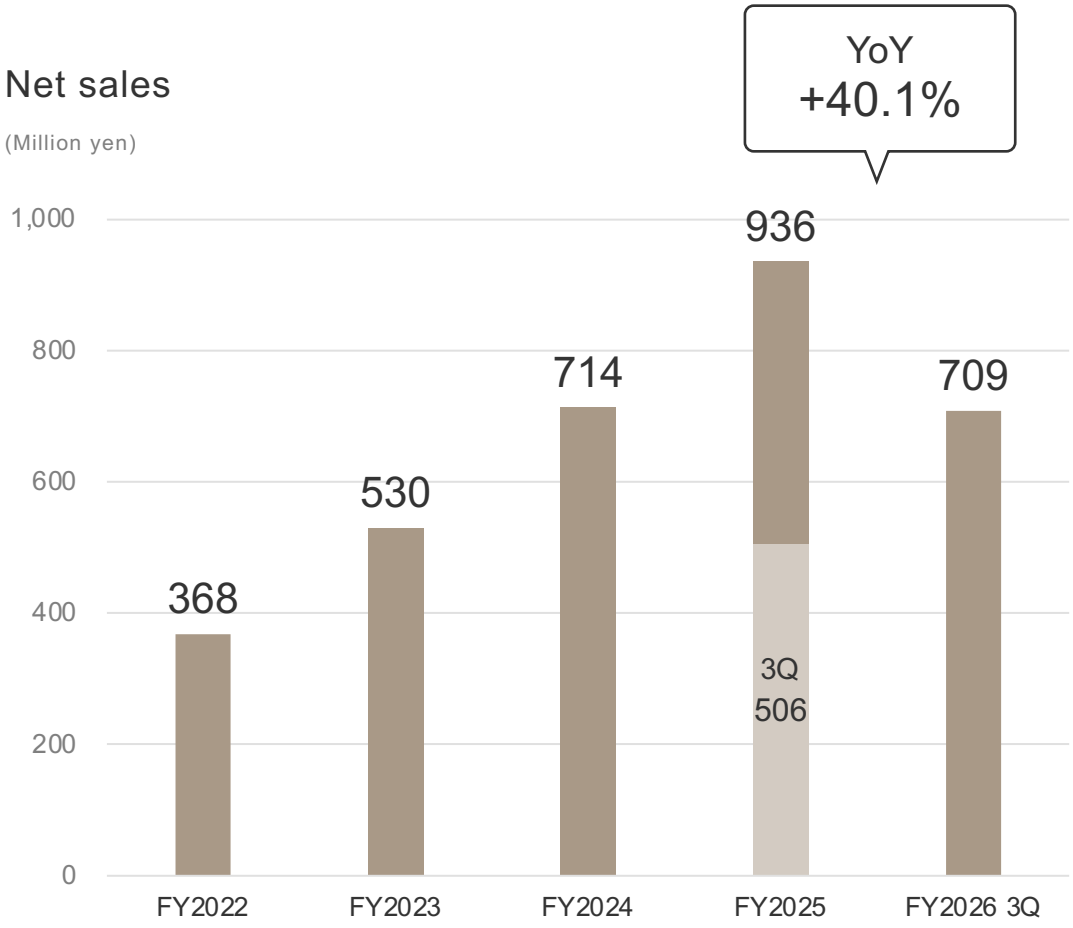
Number of client companies of the services **62**

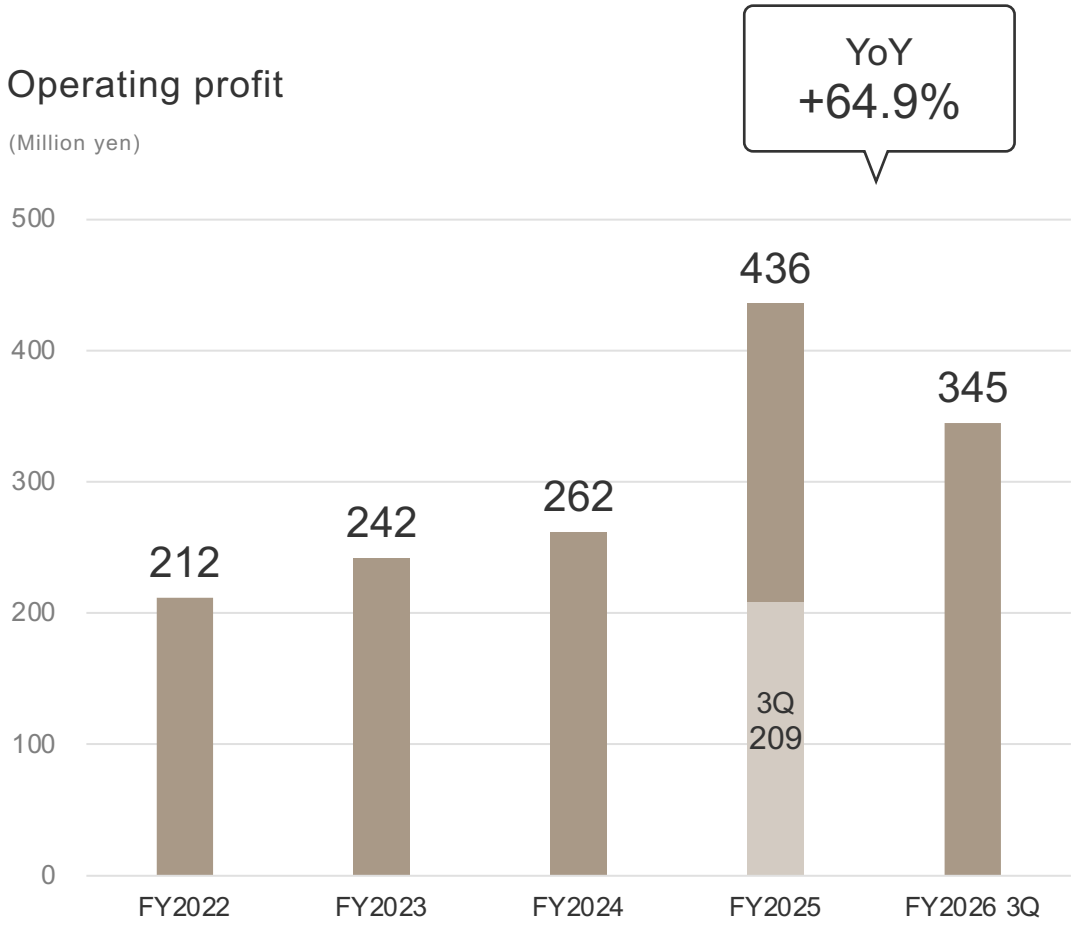
(as of September 30,2026)

©robot home Inc. all rights reserved.

Trend in Financial Results of the AI / IoT Business

Net sales and operating profit of the AI/IoT Business for FY2026 3Q were ¥709 million (up 40.1% year on year), and ¥345 million (up 64.9% year on year), respectively.





©robot home Inc. all rights reserved.

Financial Results of the AI / IoT Business

Net sales and operating profit of the AI/IoT Business for FY2026 3Q were ¥709 million (up 40.1% year on year), and ¥345 million (up 64.9% year on year), respectively. Operating profit margin of 48.6%, contributing to improved profitability for the entire group.

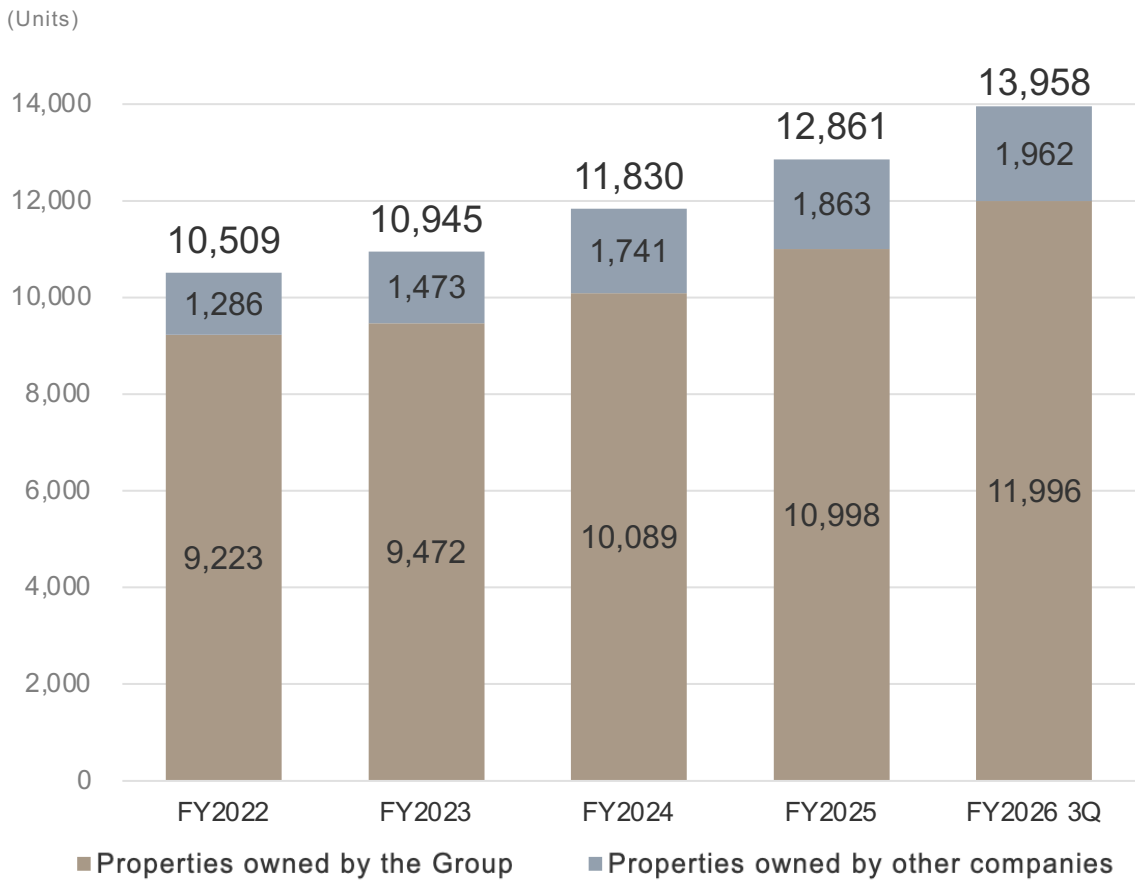
(Million yen)

	Cumulative period			Three-month period		
	FY2025 3Q	FY2026 3Q	YoY Change	FY2025 3Q	FY2026 3Q	YoY Change
Net sales	506	709	40.1%	282	271	▲3.6%
Gross profit	357	480	34.3%	189	178	▲5.4%
Selling, general and administrative expenses	148	135	▲8.7%	45	40	▲11.5%
Operating profit	209	345	64.9%	143	138	▲3.5%

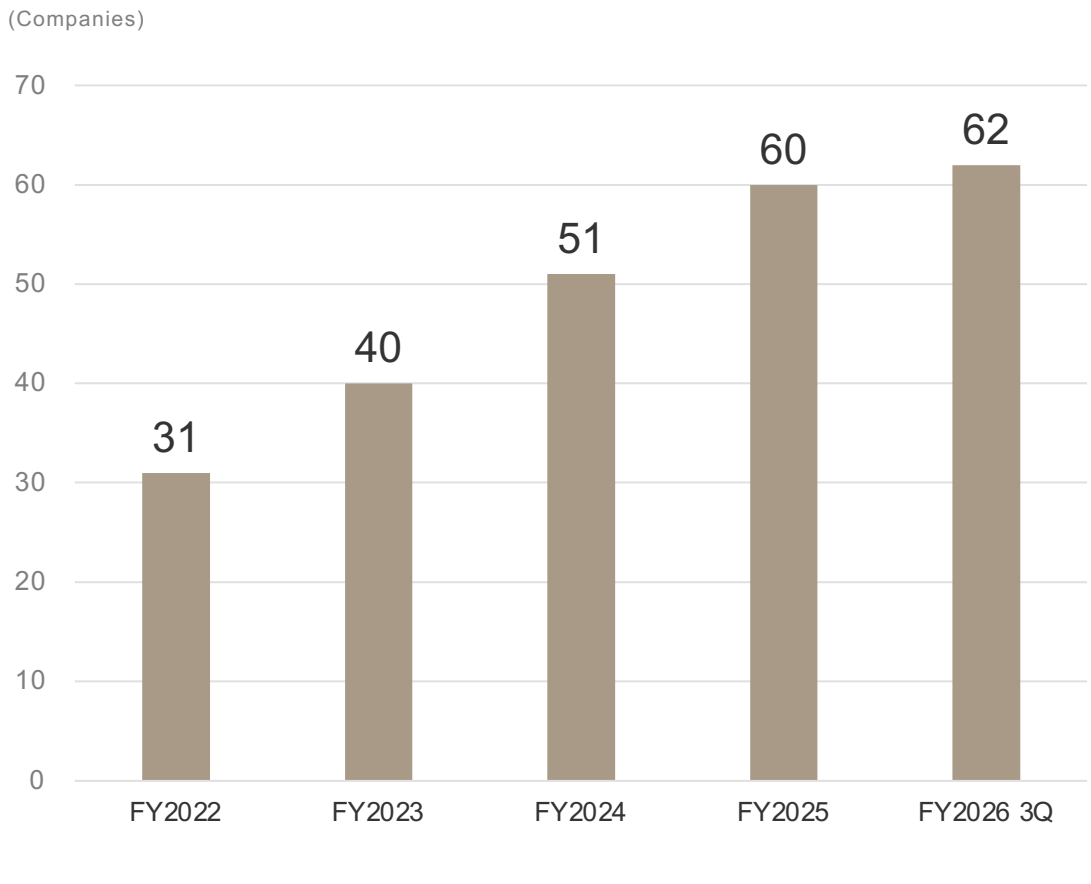
©robot home Inc. all rights reserved.

KPIs for AI / IoT Business

Trend in the number of properties to which IoT has been introduced



Number of client companies of the services (cumulative)



robothome ©robot home Inc. all rights reserved.

robot home Business

©robot home Inc. all rights reserved.

Provide the “robot home” for apartment management starting from land selection

Support smooth real estate business for owners, while enabling centralized management of owned properties regardless of management companies or asset types.

robot**home**

Provide one-stop service from land selection to management and sale

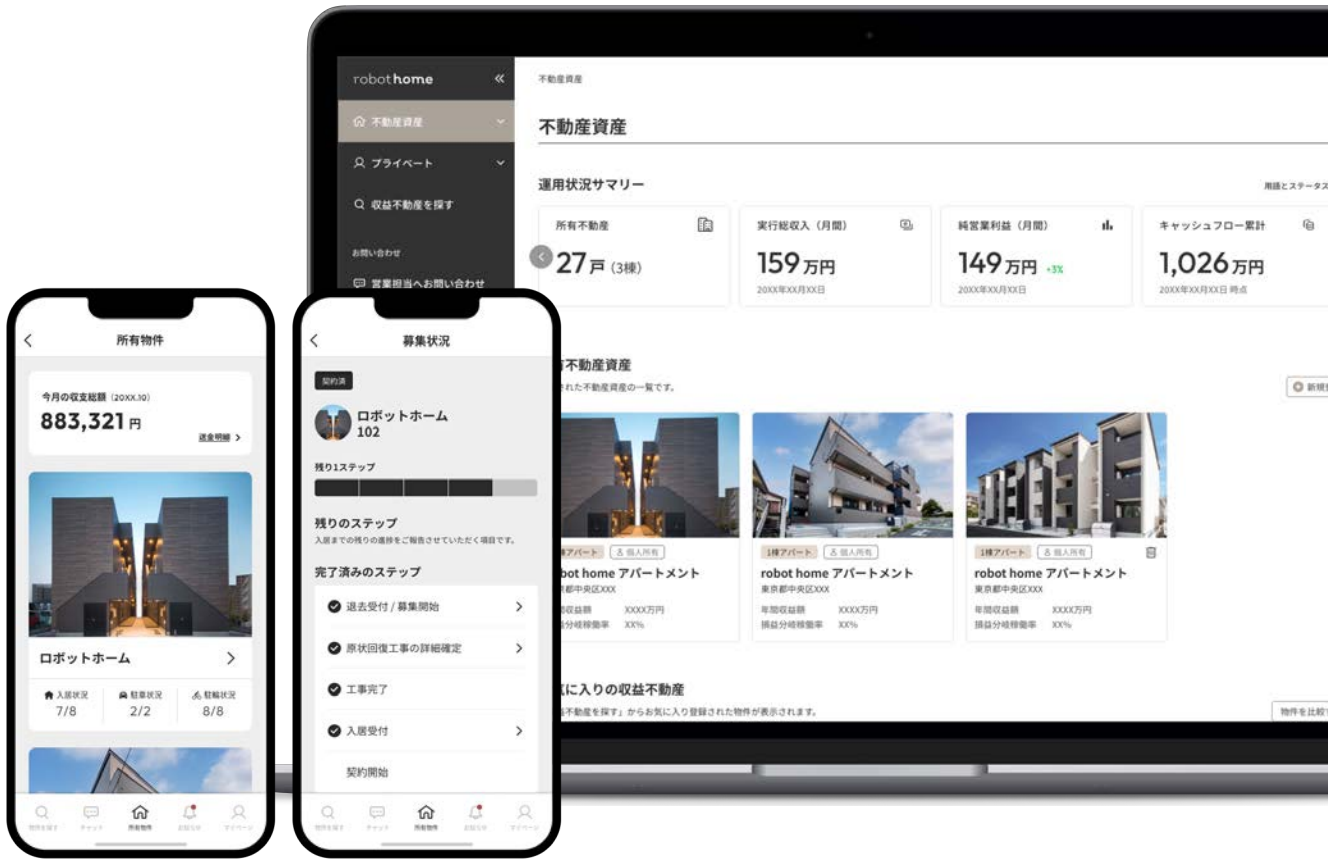
Support the entire process seamlessly from land and design selection to construction check after purchase, rental management, and sale.

Manage real estate business smartly with app and web

Consolidate all features needed for real estate business, including document cloud management, preview status checks, and chat functions, in the app and web.

Propose AI-powered personalized investment strategies

Combine our extensive data with AI to deliver strategies tailored to each investor, from real estate purchase and management to sale.

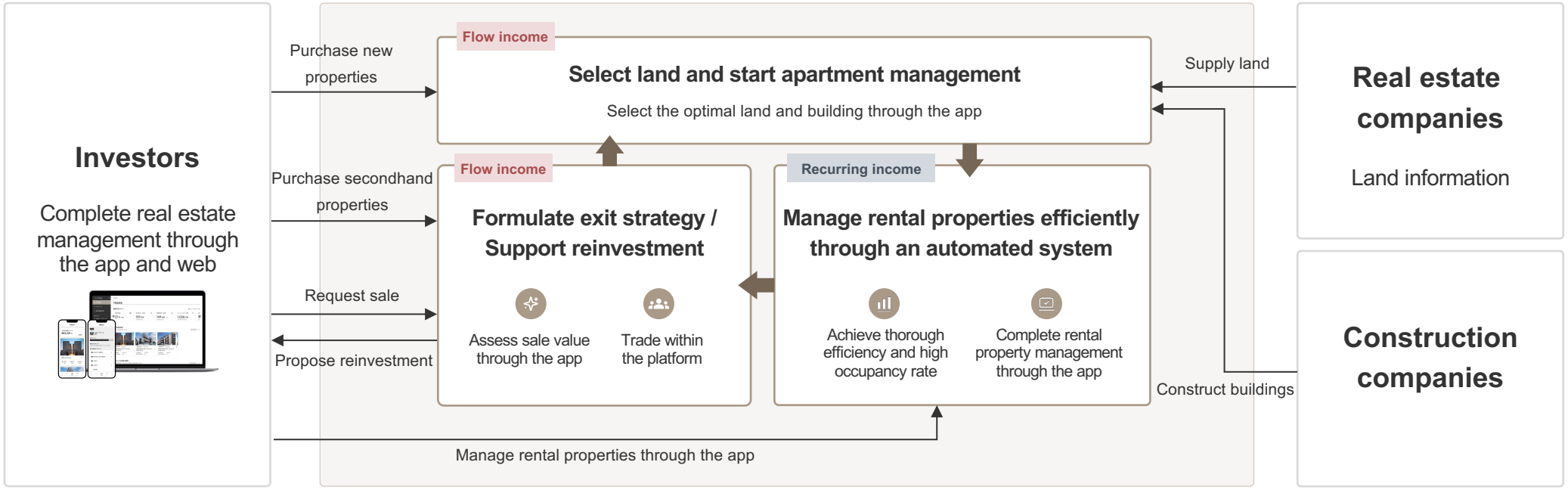


©robot home Inc. all rights reserved.

Business Model of the robot home Business

Provide a one-stop service that maximizes owners' assets, from land proposals to apartment planning, construction, management, sale, and reinvestment.

robot home for apartment management starting from land selection



Accumulate target customers	Acquire flow income and recurring income through real estate transactions	Supply real estate
Steadily accumulated **1,588** inquiries and prospective customers Number of owners: **2,405**	Through **74** properties delivered (new properties)* and **211** properties intermediated (secondhand properties)*, built a recurring income base with **29,069** managed properties and a **98.5%** occupancy rate	A solid supply system built up to **277** projects

(As of September 30, 2026 / * Cumulative for the fiscal year)

robot home ©robot home Inc. all rights reserved.

Our 3 competitive advantages leading to investment experiences in the AI era

robot home delivers a new investment experience

by combining its real estate data and asset-building expertise with AI

AI × asset management for individual investors

Asset-light, high-quality product development

Recurring income platform

©robot home Inc. all rights reserved.

Our 3 competitive advantages leading to investment experiences in the AI era

AI × asset management for individual investors

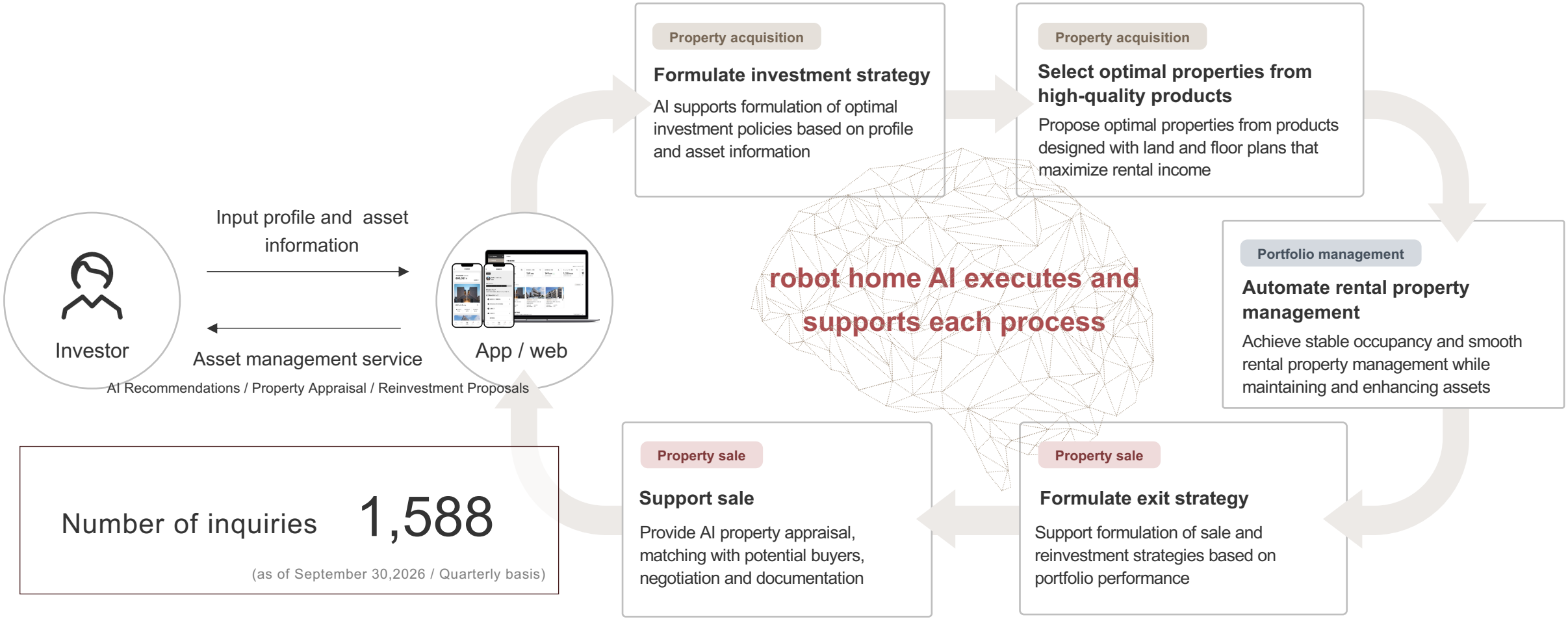
Asset-light, high-quality product development

Recurring income platform

robothome ©robot home Inc. all rights reserved.

AI × asset management for individual investors

Deliver AI-powered asset management services tailored to each investor



Number of inquiries **1,588**

(as of September 30,2026 / Quarterly basis)

©robot home Inc. all rights reserved.

Provide asset-building solutions through real estate management

Build assets

Provide optimal proposals using AI

Deliver investment proposals tailored to each investor's circumstances using extensive real estate data and AI

Formulate multi-property ownership scenarios to maximize assets

Provide long-term support for asset growth through portfolio restructuring and additional purchases

Protect assets

Tax consultations with partner tax accountants

Hold tax and inheritance consultations with partner tax accountants specializing in real estate management

Support asset succession using real estate

Support planning and execution of real estate-based strategies to pass assets to the next generation

Support individual asset building from both offensive and defensive perspectives through professionals and AI

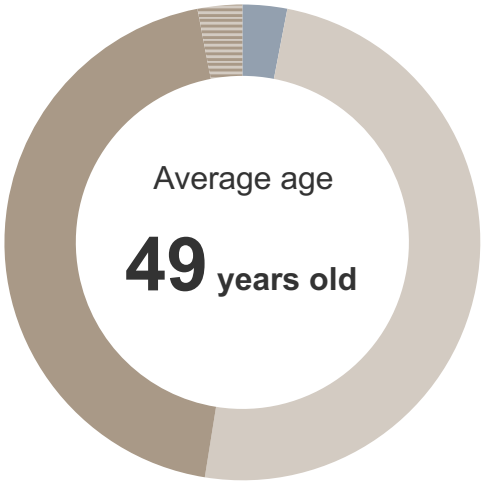
©robot home Inc. all rights reserved.

A strong customer base supporting platform growth

robot home has built a high-quality customer base with strong asset backgrounds, achieving stable growth resilient to external factors such as financial risks, while pursuing sustainable platform development through diverse value creation for owners.

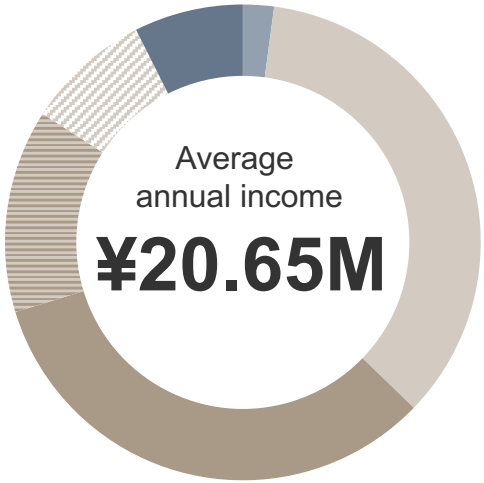
Customer profile of new property buyers in FY2025

Age distribution



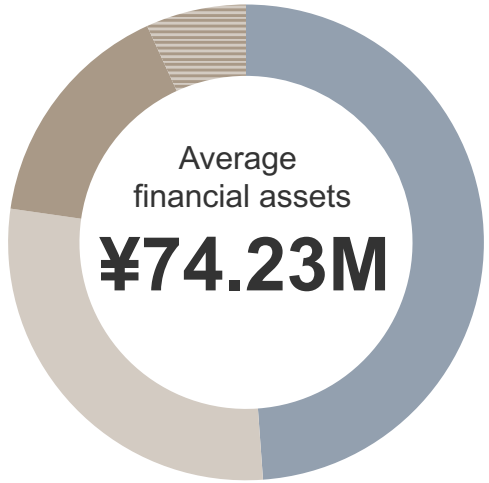
- Under 40: **3.0%**
- 40-49: **49.5%**
- 50-59: **44.4%**
- 60 and above: **3.0%**

Annual income distribution



- Under ¥10M: **2.1%**
- ¥10M-¥14.99M: **35.1%**
- ¥15M-¥19.99M: **33.0%**
- ¥20M-¥29.99M: **13.8%**
- ¥30M-¥39.99M: **8.5%**
- ¥40M and above: **7.4%**

Net financial asset distribution



- Under ¥50M: **48.9%**
- ¥50M-¥99.99M: **28.4%**
- ¥100M-¥199.99M: **15.9%**
- ¥200M and above: **6.8%**

©robot home Inc. all rights reserved.

Complete real estate management through one owner-exclusive app

STEP 1

Register as a member



Inflow into the platform with member registration through various marketing measures.

STEP 2

Select land



Land and design selection and revenue simulation

STEP 3

Build



Construction progress tracking until the completion of the apartment, with photos provided at each step

STEP 4

Manage



Visualization of the status of occupancy / notification and confirmation of move-in and move-out / repair work order management / rent collection management

STEP 5

Sell / Reinvest



Asset management concierge service / property valuation / purchase of a new property

©robot home Inc. all rights reserved.

Our 3 competitive advantages leading to investment experiences in the AI era

AI × asset management for individual investors

Asset-light, high-quality product development

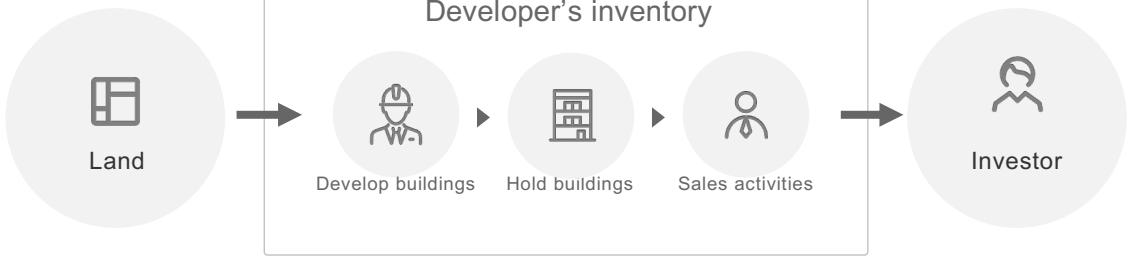
Recurring income platform

©robot home Inc. all rights reserved.

Continuous supply of real estate through an asset-light model free of financing constraints

An asset-light real estate supply model that matches land information, structured into projects as optimal investment products, with investors. Compressed inventory turnover days enable sustained and speedy real estate development.

Spec-built model



Inventory turnover days **Approx 222 days**[*1]

Built-after-land-sale model through land matching



robot home
Inventory turnover days **Approx 33.5days**[*2]

The number of projects has grown to **277**, building a robust real estate supply system

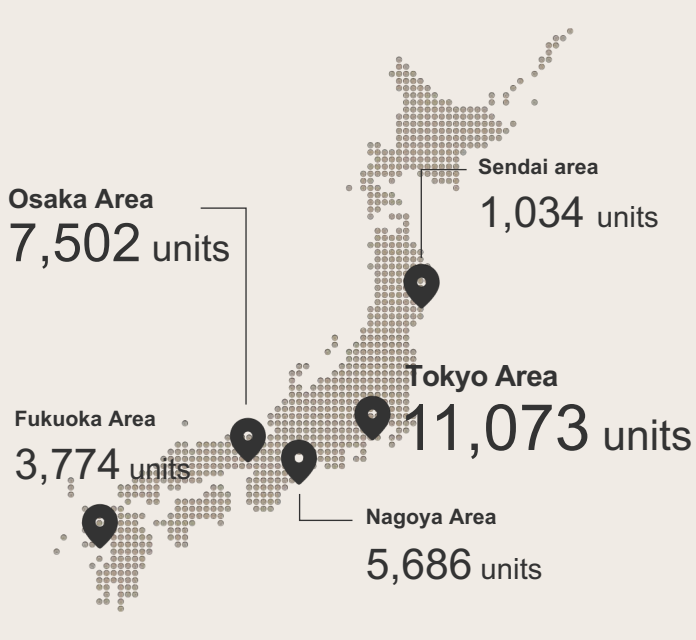
(as of September 30,2026)

*1 2025 Average for TSE-listed real estate companies / *2 The Company's actual results for the fiscal year ended December 31, 2025

robot home ©robot home Inc. all rights reserved.

Deployment on a nationwide scale, careful selection of areas in high demand

Leveraging technology to develop high-quality rental housing.



Many properties managed nationwide

29,069 units are managed mainly in five major cities, with a high occupancy rate of 98.5%.

(as of September 30, 2026)



Committed to prime locations for development

Select locations within a 10-minute walk from the nearest station that offer both convenience and profitability.



Certified with deterioration countermeasure grade 3

Designed to eliminate the need for major renovation work for up to three generations (approximately 75–90 years) under normal expected conditions.

©robot home Inc. all rights reserved.

Rental housing differentiated through IoT

Real properties are equipped with, as standard features, various IoT devices that improve residents' convenience. They can be easily operated with a single app.

Indoor Monitor

with video and sound recording function confirms visitors



Universal Remote

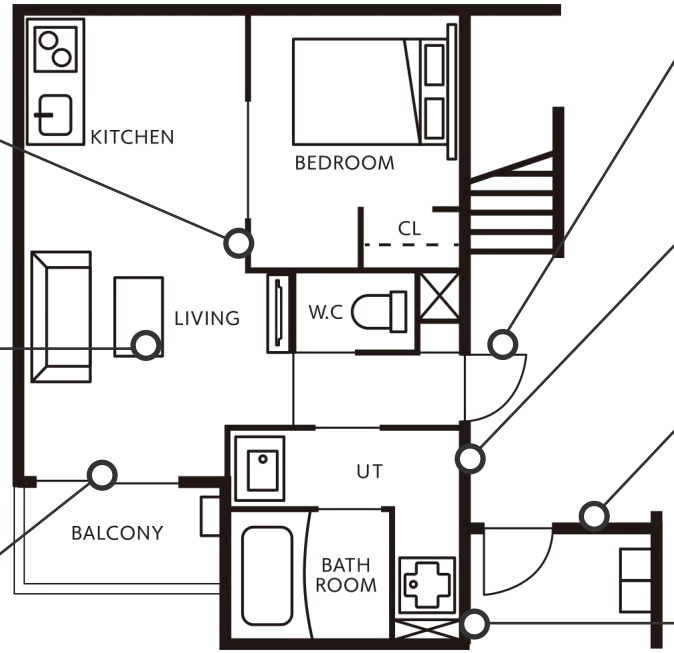
that integrates your infra-red remotes into one



Opening/closing Sensor

detects & notifies window opening/closing





Smart Key

locks/unlocks the door with ten key operation (entering PIN) and handle operation



Intercom

in individual entrances



Home Entrance

camera intercom at building entrance



Outdoor Camera

checks in real time the area around the garbage collection site





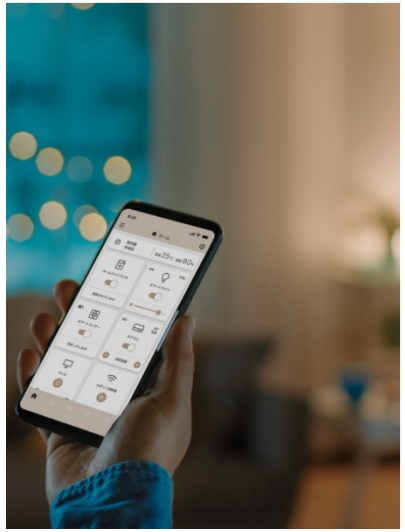
©robot home Inc. all rights reserved.

High-design rental housing differentiated through IoT












©robot home Inc. all rights reserved.

Our 3 competitive advantages leading to investment experiences in the AI era

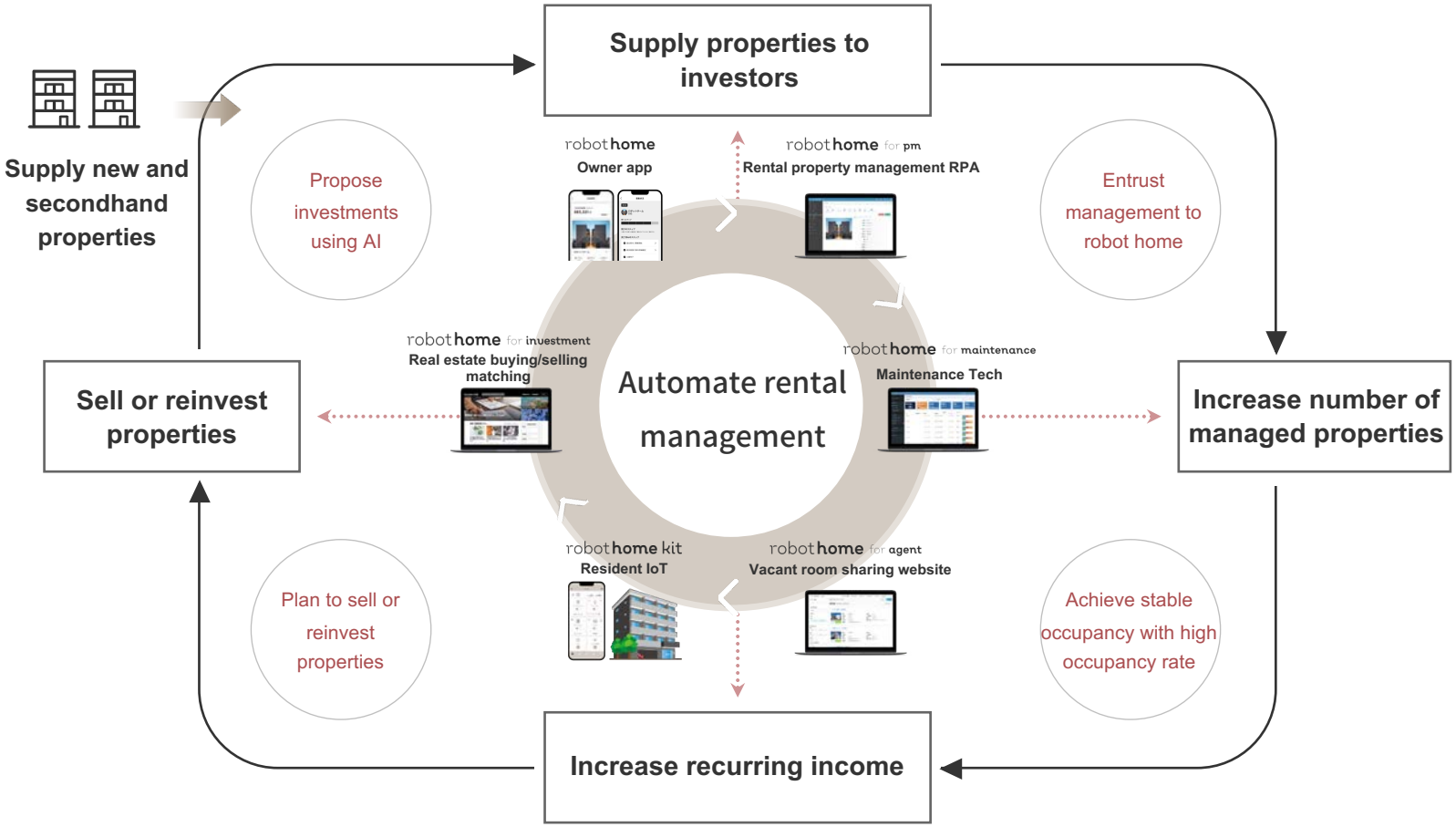
AI × asset management for individual investors

Asset-light, high-quality product development

Recurring income platform

©robot home Inc. all rights reserved.

A recurring income platform generating stable returns through property supply



Steadily increase number of managed units through property supply

+

Realize high profitability through automation of rental management

Managed properties

29,069 units

Operating profit margin for recurring income

53.2 %

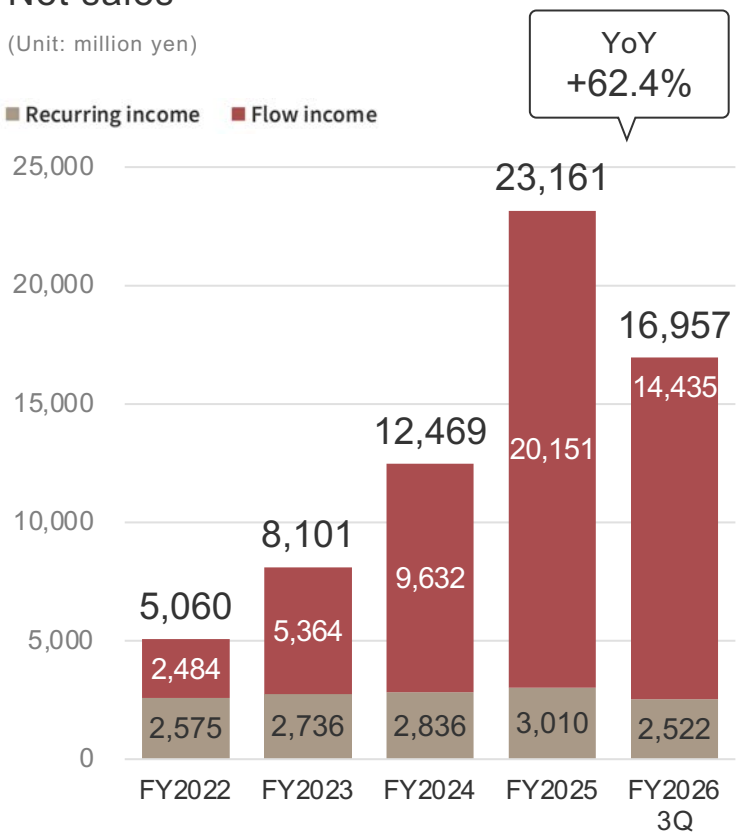
(As of September 30,2026)

©robot home Inc. all rights reserved.

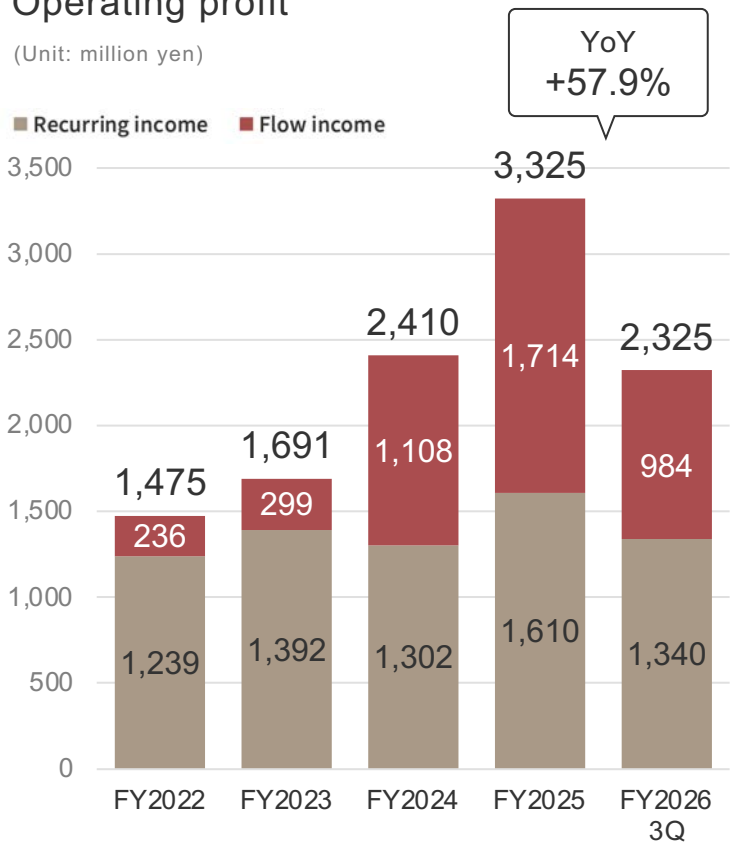
Trend in Financial Results of the robot home Business

Net sales and operating profit of the robot home Business for FY2026 3Q were ¥16,957 million (up 62.4% year on year), and ¥2,325 million (up 57.9% year on year), respectively.

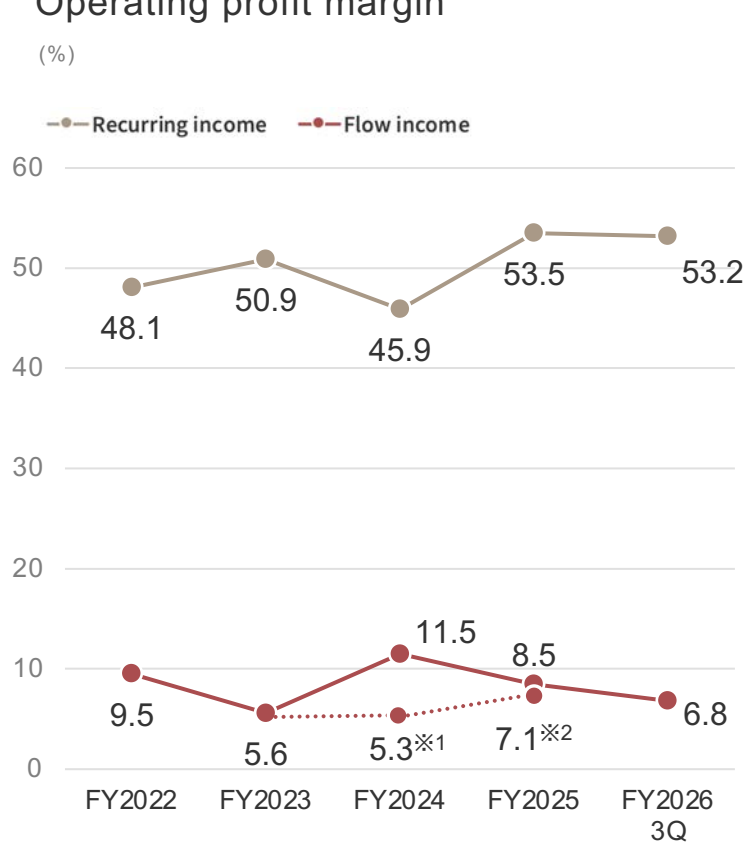
Net sales



Operating profit



Operating profit margin



*1 Normal figure excluding effects due to sales of large-scale inventories

*2 Normal figure excluding effects due to reversal of provision for loss on guarantees

©robot home Inc. all rights reserved.

Financial Results of the robot home Business

Net sales and operating profit of the robot home Business for FY2026 3Q were ¥16,957 million (up 62.4% year on year), and ¥2,325 million (up 57.9% year on year), respectively.

(Unit: million yen)

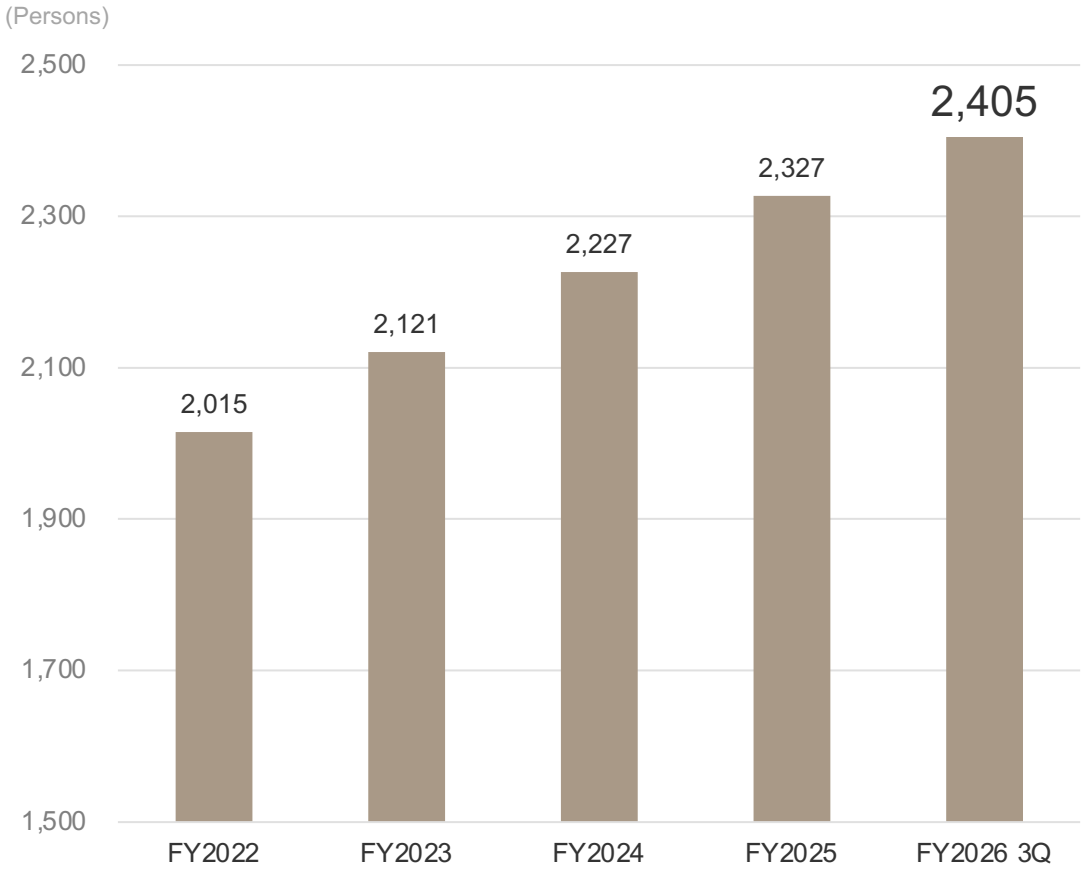
	Cumulative period			Three-month period		
	FY2025 3Q	FY2026 3Q	YoY Change	FY2025 3Q	FY2026 3Q	YoY Change
Net sales	10,439	16,957	62.4%	5,637	8,140	44.4%
Flow income	8,164	14,435	76.8%	4,932	7,330	48.6%
Recurring income	2,275	2,522	10.8%	704	810	14.9%
Gross profit	2,746	4,001	45.7%	1,021	1,642	60.7%
Flow income	852	1,874	119.9%	446	958	114.7%
Recurring income	1,894	2,126	12.3%	575	683	18.8%
Selling, general and administrative expenses	1,274	1,675	31.5%	444	616	38.9%
Flow income	602	889	47.7%	221	349	57.7%
Recurring income	671	785	16.9%	222	267	20.1%
Operating profit	1,472	2,325	57.9%	577	1,025	77.4%
Flow income	250	984	293.6%	224	609	170.9%
Recurring income	1,222	1,340	9.7%	353	416	17.9%

©robot home Inc. all rights reserved.

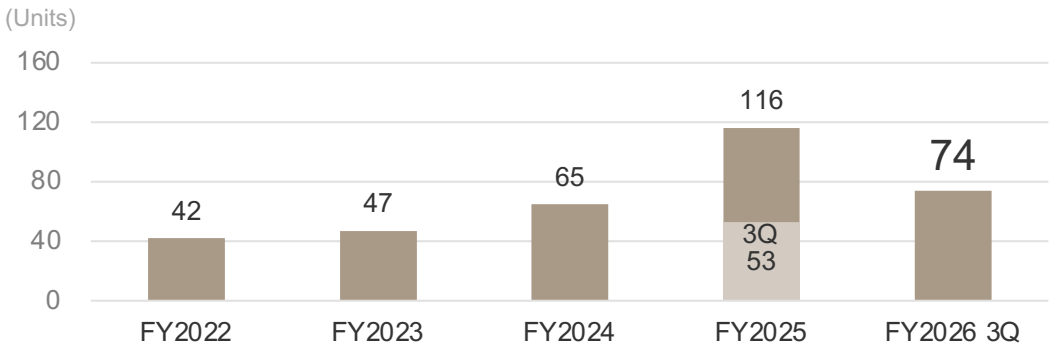
KPIs Related to Flow Income

Boosting the circulation on the platform through the steady rise in the number of property owners.

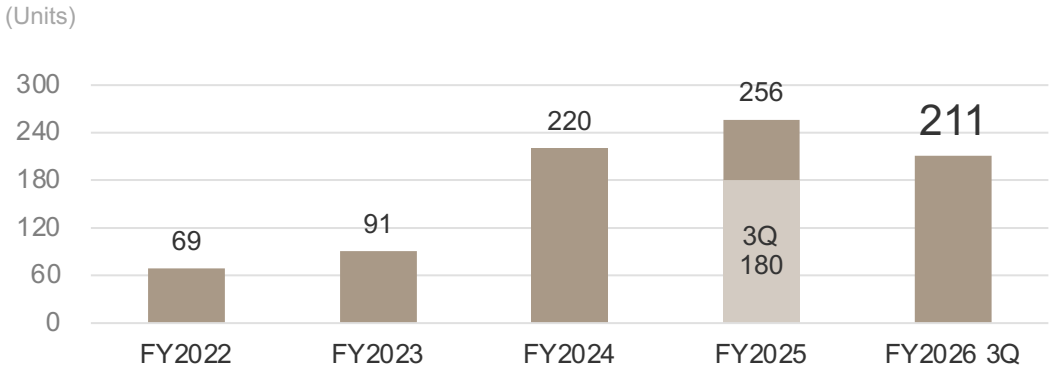
Number of property owners



Number of buildings delivered



Number of buildings intermediated

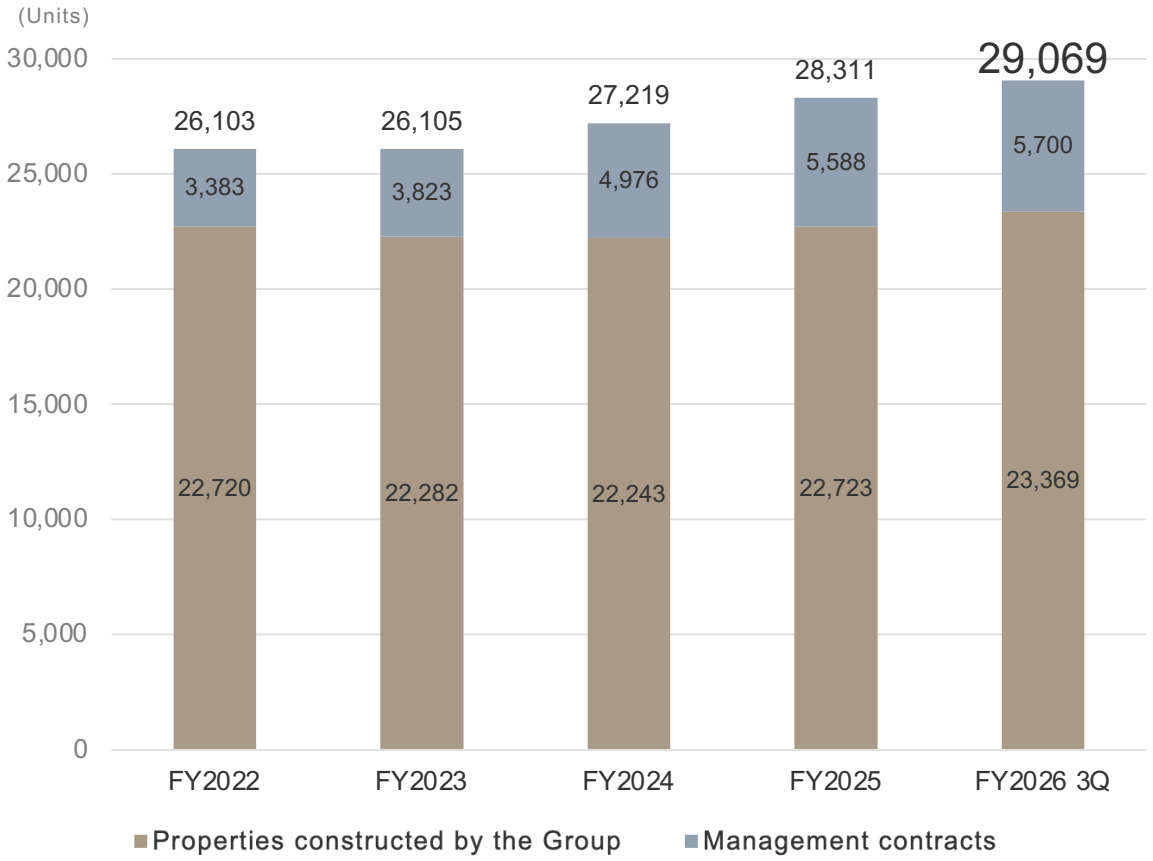


©robot home Inc. all rights reserved.

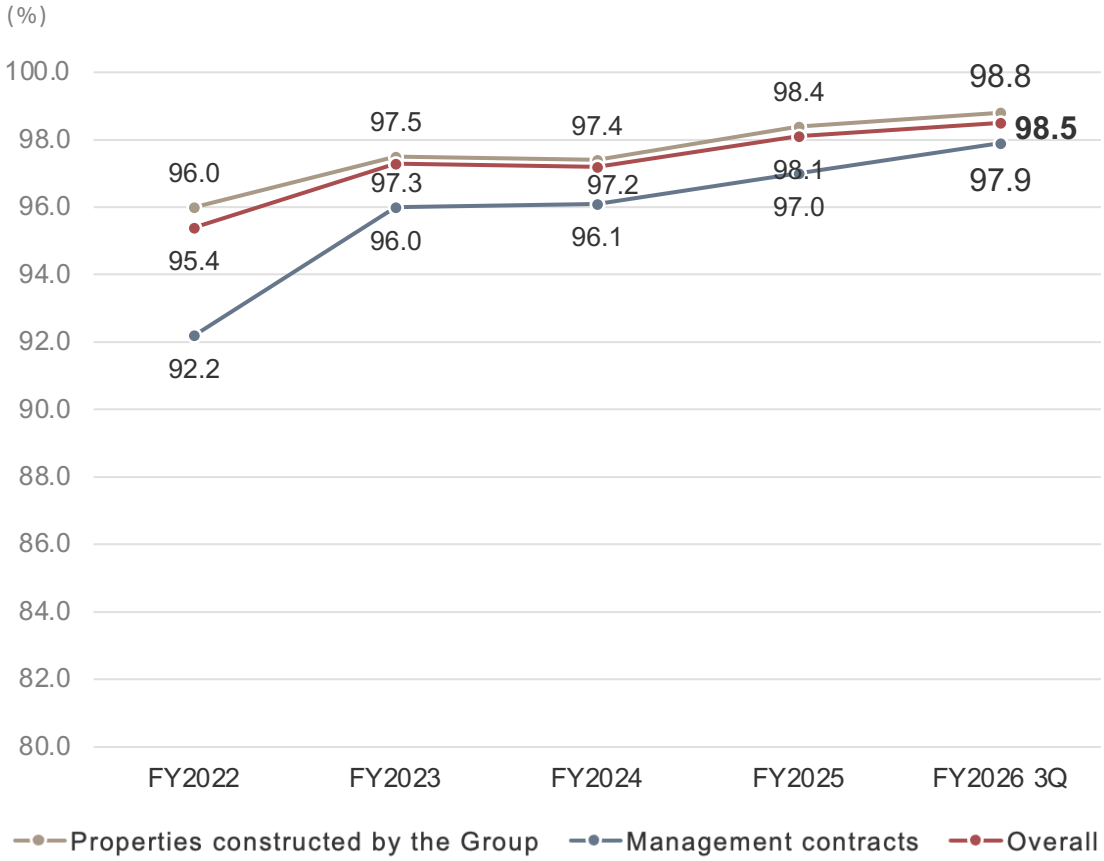
KPIs Related to Recurring Income

The occupancy rate for properties under management contracts has been trending upward. The platform is functioning effectively, maintaining a high occupancy rate.

Managed properties



Occupancy rate



©robot home Inc. all rights reserved.

4. Appendix

Trend in Financial Indicators (Quarterly Basis)

(unit: million yen)	FY2024				FY2025				FY2026			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Net sales	2,758	2,000	3,196	5,201	1,633	3,380	5,912	13,141	3,401	5,832	8,402	-
AI/IoT business	128	161	173	251	81	143	282	429	188	249	271	-
robot home business	2,637	1,846	3,028	4,957	1,558	3,243	5,637	12,721	3,223	5,593	8,140	-
Flow income	1,899	1,165	2,329	4,238	748	2,483	4,932	11,987	2,345	4,759	7,330	-
Recurring income	738	681	698	718	810	760	704	734	878	834	810	-
Gross profit	1,466	812	993	1,159	907	978	1,200	2,561	1,157	1,481	1,810	-
AI/IoT business	104	108	125	162	63	104	189	276	126	175	178	-
robot home business	1,366	707	871	996	847	877	1,021	2,295	1,042	1,316	1,642	-
Selling, general and administrative expenses	867	847	851	822	901	910	964	1,104	1,097	1,154	1,203	-
Operating profit	599	▲34	142	337	5	67	236	1,456	60	327	606	-
AI/IoT business	54	52	56	98	11	54	143	227	78	128	138	-
robot home business	967	316	473	652	431	463	577	1,852	539	760	1,025	-
Flow income	613	4	181	309	▲10	35	224	1,464	47	327	609	-
Recurring income	354	311	292	343	441	427	353	388	491	433	416	-
Ordinary profit	594	▲33	129	328	171	34	162	1,418	51	276	539	-
Profit attributable to owners of parent	563	▲33	130	251	167	10	149	1,661	37	202	512	-

©robot home Inc. all rights reserved.

Trend in Financial Indicators (Cumulative Basis)

(unit: million yen)	FY2024				FY2025				FY2026			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Net sales	2,758	4,759	7,956	13,157	1,633	5,014	10,926	24,068	3,401	9,233	17,635	-
AI/IoT business	128	289	463	714	81	224	506	936	188	437	709	-
robot home business	2,637	4,483	7,511	12,469	1,558	4,802	10,439	23,161	3,223	8,817	16,957	-
Flow income	1,899	3,064	5,393	9,632	748	3,231	8,164	20,151	2,345	7,104	14,435	-
Recurring income	738	1,419	2,117	2,836	810	1,570	2,275	3,010	878	1,712	2,522	-
Gross profit	1,466	2,278	3,272	4,432	907	1,885	3,085	5,646	1,157	2,639	4,450	-
AI/IoT business	104	213	338	500	63	168	357	634	126	301	480	-
robot home business	1,366	2,074	2,946	3,943	847	1,724	2,746	5,042	1,042	2,358	4,001	-
Selling, general and administrative expenses	867	1,714	2,565	3,388	901	1,811	2,776	3,880	1,097	2,252	3,455	-
Operating profit	599	564	706	1,043	5	73	309	1,766	60	387	994	-
AI/IoT business	54	107	164	262	11	66	209	436	78	206	345	-
robot home business	967	1,284	1,758	2,410	431	894	1,472	3,325	539	1,300	2,325	-
Flow income	613	618	799	1,108	▲10	25	250	1,714	47	375	984	-
Recurring income	354	666	958	1,302	441	869	1,222	1,610	491	924	1,340	-
Ordinary profit	594	560	689	1,018	171	206	368	1,787	51	328	867	-
Profit attributable to owners of parent	563	530	661	912	167	177	327	1,989	37	239	751	-

©robot home Inc. all rights reserved.

Trend in Business KPIs

	FY2024				FY2025				FY2026			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
AI・IoT business												
Number of properties provided with IoT (Total)	11,244	11,311	11,550	11,830	12,022	12,183	12,462	12,861	13,413	13,631	13,958	-
Properties owned by the Group	9,691	9,692	9,849	10,089	10,232	10,356	10,623	10,998	11,469	11,687	11,996	-
Properties owned by other companies	1,553	1,619	1,701	1,741	1,790	1,827	1,839	1,863	1,944	1,944	1,962	-
Number of client companies of our DX services	43	46	48	51	52	56	59	60	61	61	62	-
robot home business												
Number of inquiries	1,035	1,226	757	775	1,106	1,515	1,685	1,522	2,503	2,426	1,588	-
Number of property owners	2,148	2,172	2,205	2,227	2,263	2,270	2,280	2,327	2,355	2,389	2,405	-
Number of projects	59	70	98	141	117	133	173	226	175	201	277	-
Number of buildings delivered (Cumulative period)	8	17	33	65	3	16	53	116	10	42	74	-
Number of buildings intermediated (Cumulative period)	36	91	164	220	56	110	180	256	72	143	211	-
Managed properties (Total)	26,319	26,504	26,883	27,219	27,298	27,515	27,627	28,311	28,846	28,925	29,069	-
Properties owned by the Group	22,290	22,172	22,216	22,243	22,239	22,252	22,451	22,723	23,147	23,189	23,369	-
Properties owned by other companies	4,029	4,332	4,667	4,976	5,059	5,263	5,176	5,588	5,699	5,736	5,700	-
Occupancy rate (Overall)	98.0%	97.4%	97.1%	97.2%	98.4%	98.0%	97.8%	98.1%	99.2%	98.6%	98.5%	-
Properties constructed by the Group	98.3%	97.8%	97.4%	97.4%	98.6%	98.3%	98.0%	98.4%	99.4%	98.9%	98.8%	-
Management contract	96.4%	96.0%	95.6%	96.1%	97.4%	96.8%	97.1%	97.0%	98.3%	98.0%	97.9%	-

©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

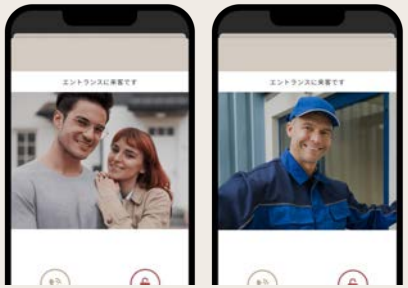
CASE 01 | HOME ENTRANCE

Allows users to confirm a visitor and unlock the door with the smartphone even from outside the home

Unexpected visitor

	In front of multiple dwelling entrance	In front of individual entrance	Before entry
	 Intercom for multiple dwelling	 Intercom for individual entrance	 Smart key
Friend / family member	✓	✓	✓
Courier	✓	✓	✗
Stranger	✓	✗	✗

Remote open/close control



It is reassuring to be able to see the visitor's image on the monitor even from outside the home

Requires no real key	Open multiple dwelling entrance
Reduces redelivery risk	Open only multiple dwelling entrance
Improves security	Not open as the visitor is a stranger

©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

CASE 02 | OPEN / CLOSE SENSOR

Install security measures at windows, a major route of intrusion → Instant notification to the app improves security

Enables an instant response, including notifying the police

Someone is entering the house from the window



Open or close the window

Sensor detects opening or closing of the window



Send notification to the app



Supplemental information

The most common burglars' entry points at apartment houses (third and lower floors) in FY2024 were “front entrances at 47.6%, followed by windows at 38.4%.”

* Source: Data published by the Metropolitan Police Department

©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

CASE 03 | OUTDOOR CAMERA

Outdoor security camera effective for crime prevention

- **Deterrent effect on criminal acts**

  The installation of a security camera scares away potential intruders, which is expected to prevent criminal acts from occurring.

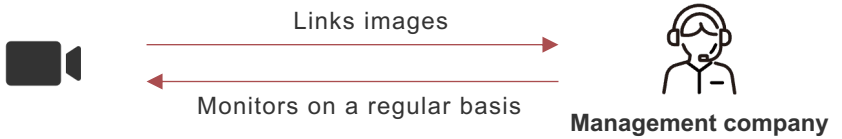
- **Identifying suspicious persons and recording evidence videos**

  In the event that a suspicious person or intruder is detected within the premises, recorded images and videos can be submitted to the police as evidence.

- **Monitoring the garbage collection site, which is likely to lead to a complaint**

  Action can be taken before issues, such as violation of garbage collection rules and dumping of garbage by non-residents, develop into a complaint.





Operates 24 hours a day, 365 days a year

Prevents criminal acts

Resolves dumping issues

* Whether a security camera is installed or not varies depending on the development timing.

©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

CASE 04 | UNIVERSAL REMOTE

Allows users to operate various appliances with a single app

Enables operations with the app

Integrates “Universal Remote” in the house into one



Operation of lights

Not only operations in the room, turning on lights on the way home will prevent the identification of the room, serving as a deterrent to intrusion.

Operation of TV

Users can operate TV while watching the smartphone. In addition to switching channels and adjusting the volume, checking channel guides is also possible.

Operation of a robot cleaner

Enables operation of a robot cleaner equipped with an infrared remote, without starting multiple apps.

Operation of an air conditioner

The app enables users to check room temperature and humidity and make the room comfortable before arriving at home.

©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

CASE 05 | CHAT

Making inquiries to the management company becomes stress-free



Even busy people can make inquiries using the chat

Even those who work in the daytime and cannot make a phone call can use the chat to make inquiries to the management company.

Image sharing that better reports the situation

It also allows image transmission and is more convenient than the phone when reporting the situation.

Paperless communication

The management company can also send messages to residents using the chat instead of conventional printed matter.



©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

CASE 06 | BENEFITS TO RESIDENTS

Benefits make daily life more comfortable

As lifestyle contents for residents, we provide services with privileges that make daily life more comfortable.

Lifestyle contents helpful for daily life



first call

Medical consultation with a doctor

A medical consultation service that residents can receive easily using the chat any time.



サマリーポケット

Delivery type storage service

Residents just pack stuff they want to deposit in a box and send it! An easy storage service starting at 110 yen per month.



ORIX CarShare

Car sharing

Residents can easily and economically use a car at the place and time they want. A sign-up campaign is underway!



©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

Toward DX rental housing that is not only convenient but also chosen

In addition to providing new life experiences through DX rental housing, robot home has many facilities conducive to finding tenants. We will strive to develop real properties, which allow owners to conduct real property business without anxiety, by offering services that meet universal demand like security and fit a new lifestyle using technology.



Rankings of popular facilities for real properties designed for single persons

Ranking (ranking in the previous survey)	Facility	robot home property specifications
1(1)	High-speed internet	○
2(2)	Entrance that locks automatically	○
3(4)	Delivery box	○
4(3)	Free internet connection	○
5(5)	Independent washstand	○
6(9)	City gas	○
7(6)	Bathroom ventilating and drying device	○
8(-)	Built-in kitchen	○
9(7)	Garage	△
10(-)	Security camera	○

* Source: Zenkoku Chintai Jutaku Shinbun (Nationwide Rental Housing Newspaper) (Oct. 2026)
* Some properties do not have all of the above facilities.

©robot home Inc. all rights reserved.

Providing next-generation DX rental housing

Pursuant to Article 31 of the Act on Facilitation of Information Processing, robot home Inc. has been selected by the Minister of Economy, Trade and Industry as a DX-certified operator under the DX Certification Initiative



- **DX Certification Initiative** (From the information released by IPA: Information-technology Promotion Agency, Japan)

The DX Certification Initiative is based on the Act on the Partial Revision of the Act on Facilitation of Information Processing that came into effect on May 15, 2020. The initiative certifies operators that undertake excellent DX initiatives, based on the application by the operator, in light of guidelines established by the Japanese government (*1).

robothome

(*1) The guidelines present a vision for the strategic use of systems in company management. These guidelines were established based on the Act on Facilitation of Information Processing. For details, visit the website of IPA: Information-technology Promotion Agency, Japan.
https://www.ipa.go.jp/ikc/info/dxcp.html (in Japanese)

List of DX-certified operators (in Japanese)

https://www.ipa.go.jp/ikc/info/dxcp-list-202103.html

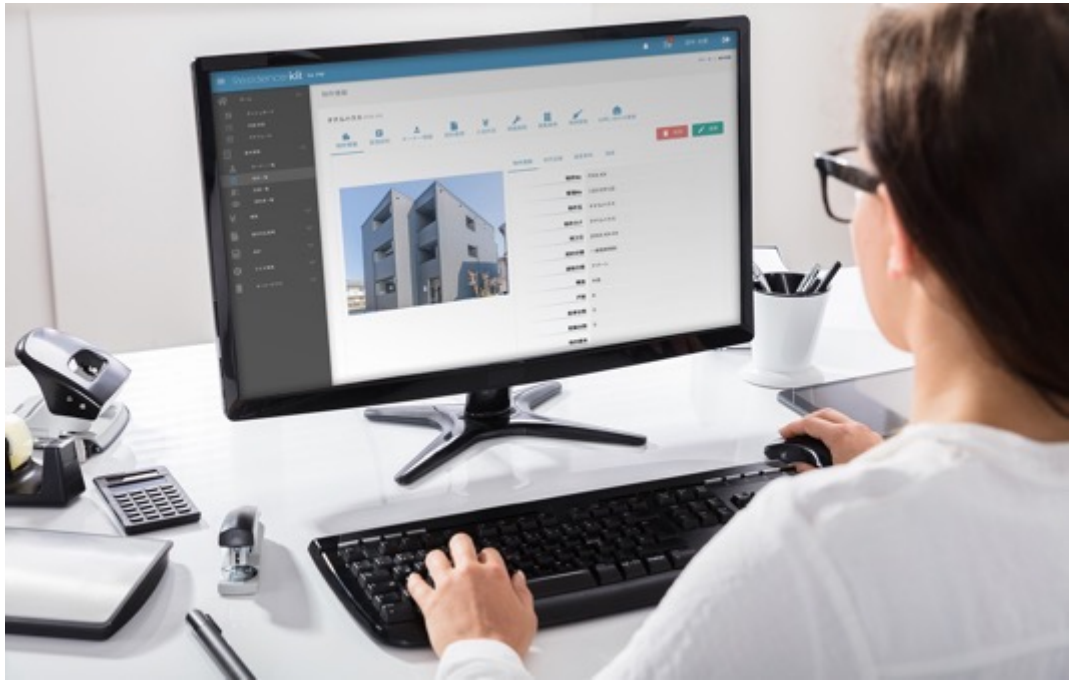
©robot home Inc. all rights reserved.

Our SDGs initiatives

Contribute to building comfortable cities through rental housing management services that take advantage of RPA and human resources



Contribute to building comfortable cities by streamlining operations with RPA and providing high-quality services. Take a tenant-first approach to enhance readiness for responding to requests by further expanding the rental housing management domain and developing a total support structure for rental management.



©robot home Inc. all rights reserved.

Our SDGs initiatives

Development of environment-friendly properties, including those certified under an energy-efficiency labeling system and built to Nearly ZEH-M standards



The Company is also engaged in the development of environmentally conscious properties, including those that meet high standards in the Building-Housing Energy-efficiency Labeling System (BELS) under which a third-party organization evaluates the energy-efficiency performance of buildings in accordance with evaluation standards provided by the MLIT, as well as properties built to Nearly ZEH-M standards.



BELS is a public certification system that evaluates buildings' energy-efficiency performance on a five-scale rating (in cases where renewable energy equipment is not installed) that real estate business operators and certain other parties are required to make efforts to label under the Act on the Improvement of Energy Consumption Performance of Buildings (Building Energy Efficiency Act) enforced in April 2016.

©robot home Inc. all rights reserved.

Our SDGs initiatives

Promote diversity management that values diversity and creativity



Maintains sound diversity management: 47.0% female employees ratio, 100% parental leave taken by female employees, and 84.3% paid leave taken (as of December 31, 2025). We have employees with other jobs and those who are from other countries. We value diversity and creativity of our employees and promote the creation of workplaces where employees can work at ease while respecting their individual life plans.



©robot home Inc. all rights reserved.

Disclaimer regarding forward-looking statements

The materials and information presented in this release include “forward-looking statements.” These statements are based on expectations, forecasts, and assumptions that are subject to risks at the time of release, and include uncertainties that may cause outcomes to differ in substance from these statements.

These risks and uncertainties include industries in general, market conditions, and general domestic and international economic conditions such as interest rate and foreign exchange fluctuations.

robot home undertakes no obligation to update or revise the “forward-looking statements” included in this release, even in the event of new information, future events, or other circumstances.