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November 13, 2026

Summary of Consolidated Financial Results for the First Quarter of the Fiscal Year Ending June 30, 2027 (FY06/2027)

[Japanese standards] (Consolidated)

Company name: AMBITION DX HOLDINGS Co., Ltd.
Stock exchange listing: Tokyo
Securities code: 3300 URL: https://www.am-bition.jp/
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Scheduled date to commence dividend payments: —
Preparation of supplementary material on financial results: Yes
Holding of financial results meeting: No

(Amounts less than one mil. yen are rounded down)

1. Consolidated financial results of the first quarter of FY06/2027 (July 1, 2026 – September 30, 2026)

(1) Consolidated operating results (cumulative) (Percentages indicate year-on-year changes)

	Net sales		Operating profit (loss)		Ordinary profit (loss)		Net profit (loss) attributable to owners of parent	
	mil. yen	%	mil. yen	%	mil. yen	%	mil. yen	%
1Q of FY06/2027	11,436	4.5	515	12.0	341	2.6	201	(4.4)
1Q of FY06/2026	10,941	(27.2)	460	(71.1)	332	(78.0)	211	(77.7)

(Note) Comprehensive profit 1Q of FY06/2027: 202 mil. yen [(0.9)%]
1Q of FY06/2026: 204 mil. yen [(78.3)%]

	Net profit (loss) per share	Diluted net profit (loss) per share
	yen	yen
1Q of FY06/2027	27.20	25.94
1Q of FY06/2026	29.67	27.18

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio	Net assets per share
	mil. yen	mil. yen	%	yen
1Q of FY06/2027	45,342	9,157	20.1	1,229.96
FY06/2026	45,860	9,770	21.2	1,312.91

(Reference) Shareholders' equity 1Q of FY06/2027: 9,127 mil. yen
FY06/2026: 9,742 mil. yen

2. Cash dividends

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
	yen	yen	yen	yen	yen
FY06/2026	—	0.00	—	110.00	110.00
FY06/2027	—				
FY06/2027 (forecasts)		0.00	—	112.00	112.00

(Note) Revisions to dividend forecasts published most recently: No

3. Consolidated performance forecasts for FY06/2027 (July 1, 2026 – June 30, 2027)

(Percentages indicate year-on-year changes)

	Net sales		Operating profit (loss)		Ordinary profit (loss)		Net profit (loss) attributable to owners of parent		Net profit (loss) per share
	mil. yen	%	mil. yen	%	mil. yen	%	mil. yen	%	yen
Full term	60,000	10.8	5,100	23.6	4,200	19.7	2,600	27.1	350.38

(Note) Revisions to performance forecasts published most recently: No

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***Notes**

(1) Important changes in the scope of consolidation during the period: No

(2) Application of special accounting methods to the preparation of quarterly consolidated financial statements: No

(3) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements

① Changes in accounting policies due to revisions to accounting standards and other regulations: No
② Changes in accounting policies due to other reasons: No
③ Changes in accounting estimates: No
④ Restatement of prior period financial statements: No

(4) Number of issued shares (common shares)

① Total number of issued shares at the end of the period (including treasury stock)

1Q of FY06/2027:	7,421,400 shares	FY06/2026:	7,420,600 shares

② Number of treasury stock at the end of the period

1Q of FY06/2027:	93 shares	FY06/2026:	93 shares

③ Average number of shares during the period (quarterly cumulative)

1Q of FY06/2027:	7,420,716 shares	1Q of FY06/2026:	7,119,107 shares

* The attached quarterly consolidated financial statements are not to be reviewed by a certified public accountant or an auditing firm.

* Explanation regarding appropriate use of the earnings forecast and other special notes

Descriptions about the future such as performance forecasts contained in this document are based on information currently available to the Company and certain presumptions considered as reasonable, and those are not intended to indicate the Company should assure that it would realize such forecasts. Meanwhile, actual performance in the future may differ substantially, influenced by a wide variety of factors. For preconditions for performance forecasts and precaution statements in using such forecasts, please see the appendix, page 4, "1. Qualitative Information regarding the Financial Results of the Current Quarter: (3) Descriptions regarding future prospects such as consolidated performance forecasts".

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1. Qualitative Information on Quarterly Financial Results

(1) Explanation of Operating Results

During the current first quarter consolidated cumulative period, the Japanese economy continued on a moderate recovery path, supported by improved environment for employment/earning and effects of various governmental policies, despite the impact of the situation in the Middle East. While personal spending and capital investment have shown signs of picking up, the outlook remains uncertain due to factors such as the impact of rising resource prices and inflation on consumption triggered by the escalating situation in the Middle East, trends in domestic/international monetary policies including the Bank of Japan's policy interest rate hikes, fluctuations in financial and capital markets, and impact of natural disasters.

In the real estate market in the Tokyo metropolitan area, which is the Group's main business domain, population inflow continues, as seen in the net migration into the Tokyo area (Tokyo, Kanagawa, Saitama, and Chiba prefectures) reaching 3,261 people in August 2026 (increase by 290 people YoY), and rental housing demand has remained solid. Furthermore, according to the national consumer price index for August 2026, private rent rose by 0.7% YoY (of which non-wooden rose by 0.9%), indicating a moderate upward trend in rents. Moreover, land prices for highly utilized land in major cities have risen in all surveyed areas for 16 consecutive quarters since April 2022 in residential areas.

In this business environment, the Group has been promoting various initiatives with the aim of becoming a unique “Real Estate DX Platform Provider” that integrates digital and physical operations by transforming the real estate business through DX. Since listing in September 2014, our performance has expanded steadily, and net sales and operating profit during the full-term of FY06/2026 have grown approximately 8x and 22x respectively as compared to FY06/2015 (the first full FY after listing).

Regarding the previous Mid-term Management Plan which covered the period from FY06/2024 to FY06/2026, we revised our targets upward twice during that period. In the final FY06/2026, Net sales was 54,131 million yen (increase by 3.4% YoY) and Operating profit was 4,124 million yen (increase by 4.5% YoY). From FY06/2027 onwards, we will shift our management policy from expanding quantitative scale to pursuing capital efficiency and expanding stable shareholder returns, aiming to achieve Operating profit of 10 billion yen in the near future.

In the current first quarter consolidated cumulative period, the principal Leasing DX Property Management Business advanced the increase of its managed units. At the same time, the property management system “AMBITION Cloud” improved productivity from acquiring mandates to listing vacated units. Furthermore, human capital investments successfully enhanced leasing capabilities, resulting in a high sublease occupancy rate of 98.4%. In the Sales/Purchase DX Investment Business, our subsidiary VERITAS INVESTMENT steadily progressed with the delivery of self-developed & new-build properties and second-hand properties, while our Investment Department strengthened procurement of second-hand properties to build up inventory for sales from the second quarter onwards. Please note that net sales and profit in the Sales/Purchase DX Investment Business fluctuate quarterly depending on the timing of property completion and delivery. Within the Real Estate DX Business, which belongs to Other Businesses, we primarily advanced the development of the tenant app "AMBITION Me" to strive for the enhancement of tenant satisfaction and engagement while maximizing LTV (Life-Time Value). In addition, facilitation of proactive M&A and alliance is under consideration.

Consequently, consolidated performance of the current first quarter consolidated cumulative period was as follows: Net sales: 11,436,377 thousand yen (increase by 4.5% [495,147 thousand yen] YoY); Operating profit: 515,727 thousand yen (increase by 12.0% [55,352 thousand yen] YoY); Ordinary profit: 341,364 thousand yen (increase by 2.6% [8,766 thousand yen] YoY); and Net profit attributable to owners of parent: 201,871 thousand yen (decrease by 4.4% [9,330 thousand yen] YoY).

(*Leasing DX Property Management Business*)

This business segment is the Group’s principal one which undertakes mainly subleasing of residential real estates, and has its basic policies as to increase number of managed units and to maintain high occupancy rates. “AMBITION Cloud” transforms every operation for real estate leasing management to a digitalized one, and realizes much higher operational efficiency and improved productivity.

During the current first quarter consolidated cumulative period, number of managed units smoothly increased to 28,838 (increase by 1,447 YoY), as well as 16,436 subleased units (increase by 661 YoY). Overall occupancy rate of subleased units as of the end of the current first quarter consolidated fiscal period was 98.4% (which had been 98.4% as of the end of the 1Q of the previous FY).

As a result, Net sales was 6,051,278 thousand yen (increase by 7.0% [394,864 thousand yen] YoY), and Segment profit (Operating profit) was 869,607 thousand yen (increase by 25.0% [174,070 thousand yen] YoY).

(*Leasing DX Brokerage Business*)

This business segment undertakes brokerage business for leased properties, mainly those managed by the Company. AMBITION AGENCY Co., Ltd. (which operates “ROOMPIA”) and AMBITION VALOR Co., Ltd. (which operates “VALOR”), both of which are subsidiaries, run 17 shops in total including 6 in Tokyo, 8 in Kanagawa Pref., 2 in Saitama Pref., and 1 in Fukuoka Pref. The high leasing capability of this segment contributes to maintaining the high occupancy rate (98.4%) of the principal Property Management Business.

During the current first quarter consolidated cumulative period, we continued our efforts to suppress personnel in data entry operations and increase inquiry volume through the utilization of the AI x RPA tool "RAC-TECH". In

addition, we not only promoted enhancing conventional non-face-to-face services such as attracting guests via WEB by strengthened advertising strategies, remote customer services, VR preview, and electronic contract package integrated with our unique electronic signature system called “AMBITION Sign”, but also put our efforts newly into reinforcement of sales activities targeted at corporate customers and students, so that greater values of experience could be realized for our customers in finding their residences.

These operations resulted in Net sales of 199,057 thousand yen (decrease by 0.3% [561 thousand yen] YoY) and Segment loss (Operating loss) of 56,613 thousand yen (which was 31,326 thousand yen in the same period of previous FY).

(*Sales/Purchase DX Investment Business*)

This business is carried out by VERITAS INVESTMENT Co., Ltd. (“VERITAS”), a subsidiary of the Company, which develops its business around selling self-developed newly built designers’ condominiums for investment focusing on “Good location”, “Good design” and “Superior equipment specification”, and by the Investment Department of the Company, which develops its business around selling renovated condominium apartments with emphasis on location, supported by a wide variety of procurement channels. Also, by procuring properties with high added values mainly in and around Tokyo, this segment has realized sales of high-price properties and high average gross profit per property.

During the current first quarter consolidated cumulative period, VERITAS delivered 15 self-developed & newly-built properties and 28 second-hand properties, meaning 43 units were sold (decrease by 10 YoY). Our Investment Department strengthened its procurement firmly with an eye on risks, considering the rise in the unit price of handled properties, resulting in 5 units sold during the current first quarter (decrease by 6 units YoY).

Consequently, total number of units sold by this segment was 48 (decrease by 16 units YoY).

As a result, Net sales was 4,870,843 thousand yen (increase by 2.7% [127,219 thousand yen] YoY), and Segment profit (Operating profit) was 334,540 thousand yen (decrease by 29.6% [140,564 thousand yen] YoY).

(Other Businesses)

Real Estate DX Business (including an overseas subsidiary for system development), Small-Amount & Short-Term Insurance Business, Utilities Business, and Incubation Business are collectively referred to as Other Businesses.

In the Real Estate DX Business, we are developing the next-generation core system for property management, “AMBITION Cloud”, at our overseas subsidiary AMBITION VIETNAM and elsewhere, prioritizing internal DX. DX in the Leasing DX Business segment realizes packaging of electronic contracts by linking IT-based explanations of important matters with “AMBITION Sign” (our proprietary e-signature utilizing blockchain technology). Furthermore, the tenant app “AMBITION Me” provides various services from move-in to renewal and move-out, offering online medical consultations, useful lifestyle services, and an FAQ service equipped with generative AI.

Small-Amount & Short-Term Insurance Business has continued to obtain new contracts smoothly during the current first quarter consolidated cumulative period, along with playing a role in facilitating DX in the Group by using the “MONOLITH” system developed by a subsidiary, in which the whole process from application through to payment can be completed on a paperless basis.

In the Utilities Business, our subsidiary DRAFT Inc. conducts operations such as acting as an intermediary for the establishment and switching of electricity and gas providers, and sales of water servers.

It creates synergy effects with the Leasing DX Business segment by providing services to tenants of our managed properties and brokerage customers.

In the Incubation Business, our subsidiary AMBITION VENTURES conducts investments, capital and business alliances, and support for venture companies that have a high affinity with the Group's businesses, and there have been 30 investees as of the end of the current first quarter consolidated fiscal period.

These operations resulted in Net sales of 315,198 thousand yen (decrease by 7.7% [26,374 thousand yen] YoY) and Segment loss (Operating loss) of 3,369 thousand yen (which was 61,290 thousand yen in the same period of previous FY).

(2) Explanation of Financial Position

Total assets at the end of the current first quarter consolidated fiscal period was 45,342,547 thousand yen, i.e. decrease by 518,143 thousand yen as compared to the end of previous consolidated FY. This is mainly due to increase in Land by 175,953 thousand yen, in Buildings and structures by 108,377 thousand yen and in Real estate for sale in process by 22,715 thousand yen on one hand, whereas decrease in Cash and deposits by 908,941 thousand yen, in Goodwill by 33,820 thousand yen and in Operating accounts receivable by 12,682 thousand yen on the other.

Total liabilities was 36,185,499 thousand yen, i.e. increase by 95,385 thousand yen as compared to the end of the previous consolidated FY. This is mainly due to increase in Current portion of long-term borrowings by 1,123,982 thousand yen and in Short-term borrowings by 908,200 thousand yen on one hand, whereas decrease in Long-term borrowings by 998,813 thousand yen, in Income taxes payable by 767,944 thousand yen and in Provision for bonuses by 106,869 thousand yen on the other.

Total net assets was 9,157,047 thousand yen, i.e. decrease by 613,528 thousand yen as compared to the end of the previous consolidated FY. This is mainly due to Net profit attributable to owners of parent of 201,871 thousand yen on one hand, whereas dividend paid to shareholders of 816,255 thousand yen on the other.

(3) Explanation of Consolidated Earnings Forecasts and Other Forward-Looking Information

For the current first quarter consolidated cumulative period, consolidated performance forecasts for FY06/2027 as announced on August 13, 2026 have been unchanged at present.

Going forward, if we determine that revisions are necessary, we plan to announce them promptly.

2. Quarterly Consolidated Financial Statements and Principal Notes

(1) Quarterly Consolidated Balance Sheets

(thousand yen)

	Previous consolidated FY (June 30, 2026)	Current first quarter consolidated fiscal period (September 30, 2026)
Assets		
Current assets		
Cash and deposits	9,588,313	8,679,372
Operating accounts receivable	449,717	437,035
Real estate for sale	21,018,996	21,022,013
Real estate for sale in process	4,997,303	5,020,019
Supplies	10,487	8,547
Operational investment securities	192,711	192,630
Others	1,065,504	1,126,815
Allowance for doubtful accounts	(16,788)	(20,787)
Total current assets	37,306,247	36,465,646
Non-current assets		
Property, plant and equipment		
Buildings and structures (net)	1,975,996	2,084,374
Land	4,341,345	4,517,298
Construction in progress	4,490	14,259
Others	62,052	57,817
Total property, plant and equipment	6,383,884	6,673,749
Intangible assets		
Goodwill	237,447	203,627
Others	435,187	468,507
Total intangible assets	672,635	672,134
Investments and other assets		
Investment securities	18,047	17,947
Guarantee deposits	194,439	192,719
Deferred tax assets	523,104	528,715
Others	835,136	867,786
Allowance for doubtful accounts	(72,803)	(76,152)
Total investment and other assets	1,497,923	1,531,016
Total non-current assets	8,554,443	8,876,900
Total assets	45,860,691	45,342,547

(thousand yen)

	Previous consolidated FY (June 30, 2026)	Current first quarter consolidated fiscal period (September 30, 2026)
Liabilities		
Current liabilities		
Operating accounts payable	452,194	351,183
Short-term borrowings	10,268,400	11,176,600
Current portion of long-term borrowings	6,078,162	7,202,144
Accounts payable - other	216,137	191,866
Accrued expenses	359,198	338,548
Income taxes payable	934,329	166,384
Consumption taxes payable	48,196	39,731
Advances received	2,038,464	2,000,333
Operating deposits received	286,822	299,426
Provision for bonuses	156,340	49,470
Others	344,241	442,602
Total current liabilities	21,182,487	22,258,291
Non-current liabilities		
Long-term borrowings	13,645,620	12,646,807
Provision for directors' retirement benefits	119,675	137,456
Long-term guarantee deposits	1,000,842	1,009,004
Deferred tax liabilities	2,954	2,853
Others	138,533	131,087
Total non-current liabilities	14,907,627	13,927,208
Total liabilities	36,090,114	36,185,499
Net assets		
Shareholders' equity		
Capital stock	541,965	542,226
Capital surplus	624,414	624,675
Retained earnings	8,569,612	7,955,227
Treasury stock	(99)	(99)
Total shareholders' equity	9,735,892	9,122,030
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	5,242	5,338
Foreign currency translation adjustment	1,348	519
Total accumulated other comprehensive income	6,590	5,858
Subscription rights to shares	2,227	2,227
Non-controlling interests	25,865	26,932
Total net assets	9,770,576	9,157,047
Total liabilities and net assets	45,860,691	45,342,547

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

Quarterly Consolidated Statements of Income

(thousand yen)

	Previous first quarter consolidated cumulative period (Jul. 1, 2025 – Sep. 30, 2025)	Current first quarter consolidated cumulative period (Jul. 1, 2026 – Sep. 30, 2026)
Net sales	10,941,229	11,436,377
Cost of sales	8,814,180	9,301,920
Gross profit	2,127,049	2,134,457
SG&A expenses	1,666,674	1,618,730
Operating profit (loss)	460,374	515,727
Non-operating profit (loss)		
Interest income	5,821	11,916
Dividend income	461	155
Commission/Fee income	0	0
Foreign exchange gains	—	47
Gain on investments in partnership	2,857	3,158
Subsidy income	1,625	—
Miscellaneous income	3,397	3,152
Total non-operating profit	14,163	18,430
Non-operating expenses		
Interest expenses	117,191	172,441
Amortization of bond issuance cost	91	—
Foreign exchange losses	1,147	—
Commission fee	23,426	20,047
Miscellaneous loss	82	303
Total non-operating expenses	141,940	192,792
Ordinary profit (loss)	332,597	341,364
Extraordinary losses		
Loss on retirement of non-current assets	0	365
Total extraordinary losses	0	365
Net profit (loss) before income taxes	332,597	340,998
Income taxes	78,278	144,240
Income taxes - deferred	42,470	(6,180)
Total income taxes	120,749	138,060
Net profit (loss)	211,848	202,938
Net profit (loss) attributable to non-controlling interests	647	1,066
Net profit (loss) attributable to owners of parent	211,201	201,871

Quarterly Consolidated Statements of Comprehensive Income
For the first quarter consolidated cumulative period

(thousand yen)

	Previous first quarter consolidated cumulative period (Jul. 1, 2025 – Sep. 30, 2025)	Current first quarter consolidated cumulative period (Jul. 1, 2026 – Sep. 30, 2026)
Net profit (loss)	211,848	202,938
Other comprehensive income (loss)		
Valuation difference on available-for-sale securities	(8,531)	96
Foreign currency translation adjustment	739	(828)
Total other comprehensive income (loss)	(7,791)	(732)
Comprehensive income (loss)	204,057	202,205
(detail)		
Comprehensive income (loss) attributable to owners of parent	203,409	201,138
Comprehensive income (loss) attributable to non-controlling interests	647	1,066

(3) Notes on Quarterly Consolidated Financial Statements

(Notes on Going Concern Assumption)

Not applicable.

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

Not applicable.

(Segment Information, etc.)

【Segment Information】

I Previous first quarter consolidated cumulative period (Jul. 1, 2025 – Sep. 30, 2025)

1. Information on the amounts of net sales and of profit or loss for each reportable segment

(thousand yen)

	Reportable segments				Other Businesses (see Note)	Total
	Leasing DX Property Management Business	Leasing DX Brokerage Business	Sales/Purchase DX Investment Business	Subtotal		
Net sales						
Sales to external customers	5,656,414	199,618	4,743,623	10,599,656	341,573	10,941,229
Inter-segment sales or transfer	24,568	19,676	—	44,245	39,690	83,936
Total	5,680,983	219,295	4,743,623	10,643,902	381,264	11,025,166
Segment profit (loss)	695,537	(31,326)	475,105	1,139,316	(61,290)	1,078,026

Note: "Other Businesses" refer to business segments not included in the reportable segments, to which the following subsegments belong: Real Estate DX Business (including an overseas subsidiary for system development), Small-Amount & Short-Term Insurance Business, Utilities Business, and Incubation Business.

2. Difference between the total amount of profit or loss of reportable segments and the amount presented on the Quarterly Consolidated Statements of Income; and main contents of said difference (items in relation to adjustment of difference)

(thousand yen)

Profit	Amount
Reportable segments total	1,139,316
"Other" profit	(61,290)
Corporate expenses (see Note)	(617,652)
Operating profit (loss) on the Quarterly Consolidated Statements of Income	460,374

Note: Corporate expenses mainly consists of SG&A expenses not attributable to reportable segments.

II Current first quarter consolidated cumulative period (Jul. 1, 2026 – Sep. 30, 2026)

1. Information on the amounts of net sales and of profit or loss for each reportable segment

(thousand yen)

	Reportable segments				Other Businesses (see Note)	Total
	Leasing DX Property Management Business	Leasing DX Brokerage Business	Sales/Purchase DX Investment Business	Subtotal		
Net sales						
Sales to external customers	6,051,278	199,057	4,870,843	11,121,179	315,198	11,436,377
Inter-segment sales or transfer	19,984	17,727	—	37,711	38,097	75,808
Total	6,071,263	216,784	4,870,843	11,158,890	353,295	11,512,186
Segment profit (loss)	869,607	(56,613)	334,540	1,147,535	(3,369)	1,144,165

Note: "Other Businesses" refer to business segments not included in the reportable segments, to which the following subsegments belong: Real Estate DX Business (including an overseas subsidiary for system development), Small-Amount & Short-Term Insurance Business, Utilities Business, and Incubation Business.

2. Difference between the total amount of profit or loss of reportable segments and the amount presented on the Quarterly Consolidated Statements of Income; and main contents of said difference (items in relation to adjustment of difference)

(thousand yen)

Profit	Amount
Reportable segments total	1,147,535
"Other" profit	(3,369)
Corporate expenses (see Note)	(628,438)
Operating profit (loss) on the Quarterly Consolidated Statements of Income	515,727

Note: Corporate expenses mainly consists of SG&A expenses not attributable to reportable segments.

(Notes on Cash Flow Statements)

Quarterly consolidated cash flow statement has not been produced for the current first quarter consolidated cumulative period. Meanwhile, amounts of depreciations for the previous & current first quarter consolidated cumulative periods (including depreciations of intangible assets except goodwill) and amortizations of goodwill are as follows.

(thousand yen)

	Previous first quarter consolidated cumulative period (Jul. 1, 2025 – Sep. 30, 2025)	Current first quarter consolidated cumulative period (Jul. 1, 2026 – Sep. 30, 2026)
Depreciation	68,896	46,172
Amortizations of goodwill	40,403	33,820

(Significant Post-Balance Sheet Events)

Not applicable.