

# Consolidated Financial Results for the Six Months Ended June 30, 2025 [Japanese GAAP]



August 8, 2025

Company name: robot home Inc.  
Stock exchange listing: Tokyo Stock Exchange  
Code number: 1435  
URL: <https://corp.robothome.jp/>  
Representative: Daisaku Furuki, Representative Director/CEO  
Contact: Shinji Yasui, Director, Executive Officer/CFO  
Phone: +81-3-6447-0651  
Scheduled date to file semi-annual securities report: August 8, 2025  
Scheduled date to commence dividend payments: September 3, 2025  
Preparation of supplementary material on financial results: Yes  
Holding of financial results briefing: Yes (for securities analysts and institutional investors)

(Amounts of less than one million yen are truncated)

## 1. Consolidated Financial Results for the Six Months Ended June 30, 2025 (January 1, 2025 to June 30, 2025)

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

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Six months ended June 30, 2025	5,014	5.3	73	(87.0)	206	(63.2)	177	(66.5)
June 30, 2024	4,759	26.5	564	32.4	560	33.3	530	(4.1)

(Note) Comprehensive income: Six months ended June 30, 2025: ¥180 million [(64.2)%]  
Six months ended June 30, 2024: ¥503 million [(19.3)%]

	Basic earnings per share		Diluted earnings per share	
	Yen		Yen	
Six months ended June 30, 2025	1.98		-	
June 30, 2024	5.90		-	

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of June 30, 2025	16,006	9,400	58.7
As of December 31, 2024	13,233	9,310	70.3

(Reference) Equity: As of June 30, 2025: ¥9,400 million  
As of December 31, 2024: ¥9,308 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, 2024	-	1.00	-	1.00	2.00
Fiscal year ending December 31, 2025	-	1.00			
Fiscal year ending December 31, 2025 (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, 2025 (January 1, 2025 to December 31, 2025)

(% indicates year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	Basic earnings per share
Full year	Million yen	%	Million yen	%	Million yen	%	Million yen	Yen
	24,000	82.4	1,400	34.1	1,350	32.6	1,100	20.5
								12.24

(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: Yes
  - 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):  
June 30, 2025: 91,127,000 shares  
December 31, 2024: 91,127,000 shares
  - 2) Total number of treasury shares at the end of the period:  
June 30, 2025: 1,242,820 shares  
December 31, 2024: 1,242,800 shares
  - 3) Average number of shares during the period:  
Six months ended June 30, 2025: 89,884,180 shares  
Six months ended June 30, 2024: 89,884,200 shares

\* Semi-annual financial results reports are exempt from interim audit conducted by certified public accountants or an audit firm.

\* 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.

## Table of Contents of the Attachments

1. Qualitative Information of Financial Results for the Six Months Ended June 31, 2025 .....	2
(1) Explanation of operating results.....	2
(2) Explanation of financial position .....	3
(3) Explanation of consolidated financial results forecast and other forward-looking information .....	3
2. Consolidated Financial Statements and Primary Notes .....	4
(1) Consolidated balance sheets .....	4
(2) Consolidated statements of income and comprehensive income .....	6
Consolidated statements of income .....	6
Consolidated statements of comprehensive income .....	7
(3) Notes to semi-annual consolidated financial statements .....	8
(Notes on going concern assumption) .....	8
(Notes on significant changes in shareholders' equity) .....	8
(Accounting methods adopted particularly for the preparation of semi-annual consolidated financial statements) .....	8
(Changes in accounting policies).....	8
(Segment information, etc.).....	9
(Matters related to revenue recognition) .....	10

## 1. Qualitative Information of Financial Results for the Six Months Ended June 31, 2025

### (1) Explanation of operating results

The Japanese economy during the six months ended June 30, 2025 was on a gradual recovery path largely because of the improvement of personal consumption and capital investment as well as the improvement of the employment condition and income environment. However, uncertainty about the economic outlook persists due to geopolitical risks as well as domestic and global financial situation and policy trends overseas.

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 digital asset management platform “robot home” 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 six months ended June 30, 2025 was ¥5,014 million in net sales (up 5.3% year on year), ¥73 million in operating profit (down 87.0% year on year), ¥206 million in ordinary profit (down 63.2% year on year) and ¥177 million in profit attributable to owners of parent (down 66.5% 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 its digital asset management platform “robot home.” 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 six months ended June 30, 2025 were ¥224 million (down 22.5% year on year) and operating profit was ¥66 million (down 38.5% 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 digital asset management platform “robot home,” 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 introducing 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 six months ended June 30, 2025 were ¥4,802 million (up 7.1% year on year) and operating profit was ¥894 million (down 30.4% year on year).

The performance for the six months ended June 30, 2024 included the effects of a special factor arising from the sale of large inventories (¥1,137 million in net sales and ¥659 million in operating profit). The performance was solid with increases of net sales by 43.5% year on year and operating profit by 43.0% year on year, based on normal figures excluding the effects of the one-time special factor.

## (2) Explanation of financial position

### (Assets)

Total assets at the end of the six months ended June 30, 2025 increased by ¥2,773 million from the end of the previous fiscal year to ¥16,006 million. This is mainly attributable to increases in real estate for sale of ¥2,695 million, real estate for sale in process of ¥1,013 million, and property, plant and equipment of ¥612 million, and a decrease in cash and deposits of ¥1,875 million.

### (Liabilities)

Total liabilities at the end of the six months ended June 30, 2025 increased by ¥2,682 million from the end of the previous fiscal year to ¥6,605 million. This is mainly attributable to increases in accounts payable - trade of ¥309 million, current portion of long-term borrowings of ¥2,049 million, and long-term borrowings of ¥269 million.

### (Net assets)

Total net assets at the end of the six months ended June 30, 2025 increased by ¥90 million from the end of the previous fiscal year to ¥9,400 million. This is mainly attributable to the recording of profit attributable to owners of parent of ¥177 million and the payment of a dividend of surplus of ¥89 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 14, 2025.

## 2. Consolidated Financial Statements and Primary Notes

### (1) Consolidated balance sheets

(Thousand yen)

	As of December 31, 2024	As of June 30, 2025
<b>Assets</b>		
Current assets		
Cash and deposits	6,501,814	4,626,244
Accounts receivable - trade	412,299	505,460
Contract assets	-	242,392
Merchandise and finished goods	13,446	12,221
Real estate for sale	2,571,583	5,267,489
Real estate for sale in process	164,767	1,178,656
Supplies	5,482	5,292
Other	249,830	246,852
Allowance for doubtful accounts	(95,585)	(121,000)
Total current assets	9,823,637	11,963,608
Non-current assets		
Property, plant and equipment	1,584,477	2,196,881
Intangible assets		
Goodwill	168,155	161,687
Customer-related assets	64,498	61,810
Other	163,069	146,120
Total intangible assets	395,723	369,618
Investments and other assets		
Investment securities	1,038,034	1,062,094
Deferred tax assets	187,252	192,792
Other	203,962	221,196
Total investments and other assets	1,429,249	1,476,083
Total non-current assets	3,409,450	4,042,584
Total assets	13,233,088	16,006,193

(Thousand yen)

	As of December 31, 2024	As of June 30, 2025
<b>Liabilities</b>		
Current liabilities		
Accounts payable - trade	467,170	776,598
Short-term borrowings	500,040	546,740
Current portion of long-term borrowings	62,676	2,112,172
Income taxes payable	17,798	9,819
Deposits received	1,246,077	1,287,352
Asset retirement obligations	-	3,246
Provision for loss on guarantees	337,667	314,468
Other	388,612	388,736
Total current liabilities	3,020,042	5,439,135
Non-current liabilities		
Long-term borrowings	758,659	1,028,621
Asset retirement obligations	102,907	99,985
Deferred tax liabilities	18,333	17,417
Other	23,032	20,519
Total non-current liabilities	902,931	1,166,542
Total liabilities	3,922,974	6,605,678
<b>Net assets</b>		
Shareholders' equity		
Share capital	10,000	10,000
Capital surplus	7,460,469	7,460,469
Retained earnings	2,128,305	2,216,131
Treasury shares	(299,986)	(299,988)
Total shareholders' equity	9,298,789	9,386,613
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	4,955	12,791
Foreign currency translation adjustment	5,214	1,110
Total accumulated other comprehensive income	10,169	13,901
Non-controlling interests	1,155	-
Total net assets	9,310,114	9,400,514
Total liabilities and net assets	13,233,088	16,006,193

(2) Consolidated statements of income and comprehensive income  
Consolidated statements of income  
Six months ended June 30, 2025

	(Thousand yen)	
	For the Three months ended June 30, 2024	For the Three months ended June 30, 2025
Net sales	4,759,776	5,014,134
Cost of sales	2,480,815	3,128,804
Gross profit	2,278,961	1,885,330
Selling, general and administrative expenses	1,714,159	1,811,992
Operating profit	564,802	73,337
Non-operating income		
Interest income	309	2,646
Dividend income	6,735	7,683
Gain on investments in investment partnerships	-	183,883
Other	977	1,151
Total non-operating income	8,022	195,363
Non-operating expenses		
Interest expenses	7,517	31,772
Guarantee commission	-	1,428
Commission expenses	1,579	28,077
Loss on investments in investment partnerships	2,040	-
Other	1,118	968
Total non-operating expenses	12,255	62,246
Ordinary profit	560,568	206,453
Extraordinary income		
Gain on reversal of asset retirement obligations	7,252	-
Total extraordinary income	7,252	-
Extraordinary losses		
Loss on retirement of non-current assets	34	18
Loss on valuation of investment securities	26,710	12,668
Loss on sale of businesses	-	15,251
Total extraordinary losses	26,744	27,937
Profit before income taxes	541,077	178,515
Income taxes	9,534	1,960
Profit	531,542	176,555
Profit (loss) attributable to non-controlling interests	932	(1,155)
Profit attributable to owners of parent	530,610	177,710



Consolidated statements of comprehensive income  
Six months ended June 30, 2025

	(Thousand yen)	
	For the Three months ended June 30, 2024	For the Three months ended June 30, 2025
Profit	531,542	176,555
Other comprehensive income		
Valuation difference on available-for-sale securities	(33,714)	7,836
Foreign currency translation adjustment	5,406	(4,103)
Total other comprehensive income	(28,308)	3,732
Comprehensive income	503,234	180,287
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	502,302	181,442
Comprehensive income attributable to non-controlling interests	932	(1,155)

(3) Notes to semi-annual 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 semi-annual 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 six months ended June 30, 2025, 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.

(Changes in accounting policies)

(Application of "Accounting Standard for Current Income Taxes," etc.)

The Company has applied the "Accounting Standard for Current Income Taxes" (Accounting Standards Board of Japan (ASBJ) Statement No. 27, October 28, 2022; hereinafter referred to as the "Revised Accounting Standard 2022") and other relevant accounting standards from the beginning of the six months ended June 30, 2025.

Revisions in the accounting classification of income taxes (taxes on other comprehensive income) have been made in accordance with the transitional treatments stipulated in the proviso of Paragraph 20-3 of the Revised Accounting Standard 2022 and the transitional treatments stipulated in the proviso of Paragraph 65-2 (2) of the "Guidance on Accounting Standard for Tax Effect Accounting" (ASBJ Guidance No. 28, October 28, 2022; hereinafter referred to as the "Revised Guidance 2022"). This change in accounting policies has no impact on the semi-annual consolidated financial statements.

In addition, the Company has applied the Revised Guidance 2022 from the beginning of the six months ended June 30, 2025 with respect to revisions regarding reviews on treatments in the consolidated financial statements in the case that gains or losses associated with sales of shares, etc. of subsidiaries among consolidated companies are deferred for tax purposes. This change in accounting policies has been retrospectively applied and the semi-annual consolidated financial statements for the six months ended June 30, 2024 and the consolidated financial statements for the previous fiscal year have been prepared after the retrospective application of the change. This change in accounting policies has no impact on the semi-annual consolidated financial statements for the six months ended June 30, 2024 and the consolidated financial statements for the previous fiscal year.

(Segment information, etc.)

[Segment information]

I. For the six months ended June 30, 2024

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							
Goods and services transferred at a point in time	153,073	3,064,100	3,217,174	-	3,217,174	-	3,217,174
Goods and services transferred for a certain period of time	123,334	1,081,741	1,205,075	-	1,205,075	-	1,205,075
Income generated by contracts with customers	276,408	4,145,841	4,422,250	-	4,422,250	-	4,422,250
Other income	-	337,526	337,526	-	337,526	-	337,526
Net sales to external customers	276,408	4,483,368	4,759,776	-	4,759,776	-	4,759,776
Inter-segment sales or transfers	13,197	26	13,223	-	13,223	(13,223)	-
Total	289,605	4,483,394	4,772,999	-	4,772,999	(13,223)	4,759,776
Segment profit or loss	107,366	1,284,475	1,391,842	(789)	1,391,053	(826,251)	564,802

(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 semi-annual consolidated statements of income.

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

Not applicable.

II. For the six months ended June 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							
Goods and services transferred at a point in time	124,579	3,231,339	3,355,919	-	3,355,919	-	3,355,919
Goods and services transferred for a certain period of time	87,523	1,180,679	1,268,203	-	1,268,203	-	1,268,203
Income generated by contracts with customers	212,103	4,412,018	4,624,122	-	4,624,122	-	4,624,122
Other income	-	390,012	390,012	-	390,012	-	390,012
Net sales to external customers	212,103	4,802,031	5,014,134	-	5,014,134	-	5,014,134
Inter-segment sales or transfers	12,473	-	12,473	-	12,473	(12,473)	—
Total	224,577	4,802,031	5,026,608	-	5,026,608	(12,473)	5,014,134
Segment profit or loss	66,016	894,394	960,411	(1,365)	959,045	(885,707)	73,337

(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 profits or losses are adjusted with the operating profit on the semi-annual consolidated statements of income.

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

Not applicable.

(Matters related to revenue recognition)

The information on disaggregation of revenues from contracts with customers is as described in “(Segment information, etc.)” under “Notes to quarterly consolidated financial statements.”