

Consolidated Financial Results for the Nine Months Ended September 30, 2025 [Japanese GAAP]



November 13, 2025

Company name: robot home Inc.
Stock exchange listing: Tokyo Stock Exchange
Code number: 1435
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Scheduled date to commence dividend payments: -
Preparation of supplementary material on financial results: Yes
Holding of financial results briefing: None

(Amounts of less than one million yen are truncated)

1. Consolidated Financial Results for the Nine Months Ended September 30, 2025 (January 1, 2025 to September 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	%
Nine months ended September 30, 2025	10,926	37.3	309	(56.2)	368	(46.5)	327	(50.5)
September 30, 2024	7,956	40.0	706	40.3	689	39.6	661	7.9

(Note) Comprehensive income: Nine Months Ended September 30, 2025: ¥363 million [(42.3)%]
Nine Months Ended September 30, 2024: ¥630 million [(5.5)%]

	Basic earnings per share		Diluted earnings per share	
	Yen		Yen	
Nine months ended September 30, 2025	3.65		-	
September 30, 2024	7.36		-	

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of September 30, 2025	16,091	9,494	59.0
As of December 31, 2024	13,233	9,310	70.3

(Reference) Equity: As of September 30, 2025: ¥9,492 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
	Million yen	%	Million yen	%	Million yen	%	Million yen	Yen
Full year	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):

September 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:

September 30, 2025: 1,242,900 shares

December 31, 2024: 1,242,800 shares

3) Average number of shares during the period:

Nine Months Ended September 30, 2025: 89,884,167 shares

Nine Months Ended September 30, 2024: 89,884,200 shares

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

* Explanation of the proper use of financial results forecast and other notes

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

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1. Qualitative Information of Quarterly Financial Results

(1) Explanation of operating results

The Japanese economy during the nine months ended September 30, 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 nine months ended September 30, 2025 was ¥10,926 million in net sales (up 37.3% year on year), ¥309 million in operating profit (down 56.2% year on year), ¥368 million in ordinary profit (down 46.5% year on year) and ¥327 million in profit attributable to owners of parent (down 50.5% 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 nine months ended September 30, 2025 were ¥506 million (up 9.4% year on year) and operating profit was ¥209 million (up 27.3% 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 nine months ended September 30, 2025 were ¥10,439 million (up 39.0% year on year) and operating profit was ¥1,472 million (down 16.3% year on year).

The performance for the nine months ended September 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 63.8% year on year and operating profit by 34.0% 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 nine months ended September 30, 2025 increased by ¥2,858 million from the end of the previous fiscal year to ¥16,091 million. This is mainly attributable to increases in real estate for sale of ¥2,258 million, real estate for sale in process of ¥931 million, and property, plant and equipment of ¥621 million, and a decrease in cash and deposits of ¥1,421 million.

(Liabilities)

Total liabilities at the end of the nine months ended September 30, 2025 increased by ¥2,674 million from the end of the previous fiscal year to ¥6,597 million. This is mainly attributable to increases in accounts payable - trade of ¥715 million and current portion of long-term borrowings of ¥1,877 million.

(Net assets)

Total net assets at the end of the nine months ended September 30, 2025 increased by ¥183 million from the end of the previous fiscal year to ¥9,494 million. This is mainly attributable to the recording of profit attributable to owners of parent of ¥327 million and the payment of a dividend of surplus of ¥179 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 September 30, 2025
Assets		
Current assets		
Cash and deposits	6,501,814	5,080,088
Accounts receivable - trade	412,299	590,297
Contract assets	-	290,614
Merchandise and finished goods	13,446	14,907
Real estate for sale	2,571,583	4,830,505
Real estate for sale in process	164,767	1,096,552
Supplies	5,482	5,682
Other	249,830	287,943
Allowance for doubtful accounts	(95,585)	(120,326)
Total current assets	9,823,637	12,076,265
Non-current assets		
Property, plant and equipment	1,584,477	2,206,401
Intangible assets		
Goodwill	168,155	158,454
Customer-related assets	64,498	60,467
Other	163,069	145,093
Total intangible assets	395,723	364,014
Investments and other assets		
Investment securities	1,038,034	1,044,737
Deferred tax assets	187,252	179,823
Other	203,962	219,970
Total investments and other assets	1,429,249	1,444,531
Total non-current assets	3,409,450	4,014,947
Total assets	13,233,088	16,091,213

(Thousand yen)

	As of December 31, 2024	As of September 30, 2025
Liabilities		
Current liabilities		
Accounts payable - trade	467,170	1,182,521
Short-term borrowings	500,040	351,000
Current portion of long-term borrowings	62,676	1,939,772
Income taxes payable	17,798	13,825
Deposits received	1,246,077	1,300,971
Provision for bonuses	-	65,551
Provision for loss on guarantees	337,667	302,863
Asset retirement obligations	-	9,570
Other	388,612	453,154
Total current liabilities	3,020,042	5,619,229
Non-current liabilities		
Long-term borrowings	758,659	832,678
Asset retirement obligations	102,907	108,381
Deferred tax liabilities	18,333	16,959
Other	23,032	19,947
Total non-current liabilities	902,931	977,966
Total liabilities	3,922,974	6,597,196
Net assets		
Shareholders' equity		
Share capital	10,000	10,000
Capital surplus	7,460,469	7,460,469
Retained earnings	2,128,305	2,276,166
Treasury shares	(299,986)	(300,001)
Total shareholders' equity	9,298,789	9,446,635
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	4,955	43,511
Foreign currency translation adjustment	5,214	2,438
Total accumulated other comprehensive income	10,169	45,950
Non-controlling interests	1,155	1,431
Total net assets	9,310,114	9,494,017
Total liabilities and net assets	13,233,088	16,091,213

(2) Consolidated statements of income and comprehensive income
Consolidated statements of income
Nine months ended September 30, 2025

(Thousand yen)

	For the Nine months ended September 30, 2024	For the Nine months ended September 30, 2025
Net sales	7,956,085	10,926,909
Cost of sales	4,683,255	7,841,245
Gross profit	3,272,830	3,085,663
Selling, general and administrative expenses	2,565,990	2,776,321
Operating profit	706,840	309,342
Non-operating income		
Interest income	779	6,932
Dividend income	6,880	7,683
Gain on investments in investment partnerships	-	139,080
Other	1,052	1,561
Total non-operating income	8,713	155,258
Non-operating expenses		
Interest expenses	13,254	60,048
Guarantee commission	1,019	1,884
Loss on investments in investment partnerships	4,138	-
Commission expenses	6,459	32,720
Other	1,039	968
Total non-operating expenses	25,911	95,622
Ordinary profit	689,641	368,978
Extraordinary income		
Gain on reversal of asset retirement obligations	7,344	-
Total extraordinary income	7,344	-
Extraordinary losses		
Loss on retirement of non-current assets	-	60
Loss on valuation of investment securities	26,710	18,643
Loss on sale of businesses	-	15,271
Total extraordinary losses	26,710	33,974
Profit before income taxes	670,276	335,003
Income taxes	8,802	7,098
Profit	661,473	327,905
Profit (loss) attributable to non-controlling interests	(56)	275
Profit attributable to owners of parent	661,530	327,629

Consolidated statements of comprehensive income
Nine months ended September 30, 2025

	(Thousand yen)	
	For the Nine months ended September 30, 2024	For the Nine months ended September 30, 2025
Profit	661,473	327,905
Other comprehensive income		
Valuation difference on available-for-sale securities	(31,453)	38,556
Foreign currency translation adjustment	23	(2,775)
Total other comprehensive income	(31,430)	35,781
Comprehensive income	630,043	363,686
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	630,099	363,410
Comprehensive income attributable to non-controlling interests	(56)	275

(3) Notes to quarterly consolidated financial statements

(Notes on going concern assumption)

Not applicable.

(Notes on significant changes in shareholders' equity)

Not applicable.

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

(Calculation of tax expenses)

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

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 quarterly consolidated financial statements.

In addition, the Company has applied the Revised Guidance 2022 from the beginning of the first quarter of the current fiscal year 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 quarterly consolidated financial statements for the nine months ended September 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 quarterly consolidated financial statements for the nine months ended September 30, 2024 and the consolidated financial statements for the previous fiscal year.

(Segment information, etc.)

[Segment information]

I. For the nine months ended September 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	264,601	5,390,544	5,655,145	-	5,655,145	-	5,655,145
Goods and services transferred for a certain period of time	179,773	1,611,006	1,790,780	-	1,790,780	-	1,790,780
Income generated by contracts with customers	444,374	7,001,551	7,445,926	-	7,445,926	-	7,445,926
Other income	-	510,159	510,159	-	510,159	-	510,159
Net sales to external customers	444,374	7,511,710	7,956,085	-	7,956,085	-	7,956,085
Inter-segment sales or transfers	18,639	38	18,677	-	18,677	(18,677)	-
Total	463,013	7,511,748	7,974,762	-	7,974,762	(18,677)	7,956,085
Segment profit or loss	164,400	1,758,193	1,922,593	(1,077)	1,921,516	(1,214,676)	706,840

(Notes) 1. "Others" refers to business segments not included in the reportable segments.

2. The adjustments to segment profits or losses mainly represent companywide expenses which have not been allocated to each reportable segment.

3. Segment profit or loss is adjusted with the operating profit on the quarterly consolidated statements of income.

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

Not applicable.

II. For the nine months ended September 30, 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	336,966	8,164,099	8,501,065	-	8,501,065	-	8,501,065
Goods and services transferred for a certain period of time	150,270	1,713,507	1,863,777	-	1,863,777	-	1,863,777
Income generated by contracts with customers	487,236	9,877,606	10,364,842	-	10,364,842	-	10,364,842
Other income	-	562,066	562,066	-	562,066	-	562,066
Net sales to external customers	487,236	10,439,672	10,926,909	-	10,926,909	-	10,926,909
Inter-segment sales or transfers	19,374	-	19,374	-	19,374	(19,374)	-
Total	506,610	10,439,672	10,946,283	-	10,946,283	(19,374)	10,926,909
Segment profit or loss	209,331	1,472,339	1,681,671	(1,738)	1,679,932	(1,370,590)	309,342

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

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

Not applicable.

(Notes to statements of cash flows)

Quarterly consolidated statements of cash flows for the nine months ended September 30, 2025 have not been prepared. Depreciation (including amortization of intangible assets except for goodwill) and amortization of goodwill for the nine months ended September 30, 2024 and 2025 are as follows.

(Thousand yen)

	For the nine months ended September 30, 2024	For the nine months ended September 30, 2025
Depreciation	153,992	129,404
Amortization of goodwill	9,701	9,701

(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."