Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

Consolidated Financial Results for the Six Months Ended June 30, 2026 [Japanese GAAP]

August 12, 2026

Company name: robot home Inc.
Stock exchange listing: Tokyo Stock Exchange
Code number: 1435
URL: https://corp.robothome.jp/en/
Representative: Daisaku Furuki, Representative Director/CEO
Contact: Shinji Yasui, Director, Executive Officer/CFO
Phone: +81-3-6447-0651
Scheduled date to file semi-annual securities report: August 12, 2026
Scheduled date to commence dividend payments: September 2, 2026
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, 2026 (January 1, 2026 to June 30, 2026)

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

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Million yen	%	Million yen	%	Million yen	%	Million yen	%
June 30, 2026	9,233	84.2	387	428.8	328	58.9	239	34.7
June 30, 2025	5,014	5.3	73	(87.0)	206	(63.2)	177	(66.5)

(Note) Comprehensive income: Six Months Ended June 30, 2026: ¥251 million [39.3%]
Six Months Ended June 30, 2025: ¥180 million [(64.2)%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
June 30, 2026	2.68	-
June 30, 2025	1.98	-

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of June 30, 2026	19,369	11,128	57.4
As of December 31, 2025	15,925	11,167	70.1

(Reference) Equity: As of June 30, 2026: ¥11,120 million
As of December 31, 2025: ¥11,163 million

2. Dividends

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

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

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

(% indicates year-on-year changes)

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

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

*** Notes:**

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

New: - Exclusion: -

(2) Adoption of special accounting treatment for preparing semi-annual consolidated financial statements: Yes

(3) Changes in accounting policies, changes in accounting estimates and retrospective restatement

1) Changes in accounting policies due to the revision of accounting standards: No

2) Changes in accounting policies other than 1) above: No

3) Changes in accounting estimates: No

4) Retrospective restatement: No

(4) Total number of shares outstanding (common stock)

1) Total number of shares outstanding at the end of the period (including treasury shares):

June 30, 2026: 91,127,000 shares

December 31, 2025: 91,127,000 shares

2) Total number of treasury shares at the end of the period:

June 30, 2026: 2,270,000 shares

December 31, 2025: 1,242,900 shares

3) Average number of shares during the period:

Six Months Ended June 30, 2026: 89,243,033 shares

Six Months Ended June 30, 2025: 89,884,180 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 30, 2026

(1) Explanation of operating results

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

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

As a result, the performance for the six months ended June 30, 2026 was ¥9,233 million in net sales (up 84.2% year on year), ¥387 million in operating profit (up 428.8% year on year), ¥328 million in ordinary profit (up 58.9% year on year) and ¥239 million in profit attributable to owners of parent (up 34.7% year on year).

The performance of each segment is as follows.

1) AI/IoT business

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

As a result, net sales for the six months ended June 30, 2026 were ¥437 million (up 95.0% year on year) and operating profit was ¥206 million (up 213.3% 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 "robot home" platform for apartment management starting from land selection which was built in the AI/IoT business.

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

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

As a result, net sales for the six months ended June 30, 2026 were ¥8,817 million (up 83.6% year on year) and operating profit was ¥1,300 million (up 45.4% year on year).

(2) Explanation of financial position

(Assets)

Total assets at the end of the six months ended June 30, 2026 increased by ¥3,444 million from the end of the previous fiscal year to ¥19,369 million. This is mainly attributable to increases in accounts receivable - trade, and contract assets of ¥747 million, real estate for sale of ¥5,375 million and real estate for sale in process of ¥443 million, and a decrease in cash and deposits of ¥3,492 million.

(Liabilities)

Total liabilities at the end of the six months ended June 30, 2026 increased by ¥3,482 million from the end of the previous fiscal year to ¥8,240 million. This is mainly attributable to increases in short-term borrowings of ¥541 million, current portion of long-term borrowings of ¥2,381 million and long-term borrowings of ¥756 million, and a decrease in accounts payable - trade of ¥208 million.

(Net assets)

Total net assets at the end of the six months ended June 30, 2026 decreased by ¥38 million from the end of the previous fiscal year to ¥11,128 million. This is mainly attributable to the recording of profit attributable to owners of parent of ¥239 million, the payment of a dividend of surplus of ¥89 million, and the purchase of treasury shares of ¥199 million.

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

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

2. Consolidated Financial Statements and Primary Notes

(1) Consolidated balance sheets

(Thousand yen)

	As of December 31, 2025	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	7,505,020	4,012,045
Accounts receivable - trade, and contract assets	2,140,109	2,887,826
Merchandise and finished goods	15,086	13,088
Real estate for sale	1,507,976	6,883,445
Real estate for sale in process	139,346	582,399
Supplies	4,934	5,814
Other	327,632	407,988
Allowance for doubtful accounts	(120,245)	(114,544)
Total current assets	11,519,860	14,678,062
Non-current assets		
Property, plant and equipment	2,267,434	2,423,090
Intangible assets		
Goodwill	155,220	148,752
Customer-related assets	59,123	56,436
Other	143,792	129,310
Total intangible assets	358,135	334,499
Investments and other assets		
Investment securities	1,027,903	1,107,783
Deferred tax assets	539,277	534,233
Other	212,643	291,588
Total investments and other assets	1,779,823	1,933,605
Total non-current assets	4,405,393	4,691,196
Total assets	15,925,254	19,369,258

(Thousand yen)

	As of December 31, 2025	As of June 30, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	1,228,900	1,020,253
Short-term borrowings	341,600	883,000
Current portion of long-term borrowings	455,652	2,837,090
Income taxes payable	101,805	35,929
Deposits received	1,374,981	1,479,093
Other	583,685	541,733
Total current liabilities	4,086,624	6,797,099
Non-current liabilities		
Long-term borrowings	525,309	1,282,231
Asset retirement obligations	108,921	109,316
Deferred tax liabilities	17,902	16,986
Other	19,461	35,254
Total non-current liabilities	671,594	1,443,788
Total liabilities	4,758,219	8,240,887
Net assets		
Shareholders' equity		
Share capital	10,000	10,000
Capital surplus	7,460,469	7,460,469
Retained earnings	3,938,065	4,087,574
Treasury shares	(300,001)	(499,994)
Total shareholders' equity	11,108,533	11,058,050
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	50,287	56,018
Foreign currency translation adjustment	4,763	6,859
Total accumulated other comprehensive income	55,050	62,878
Non-controlling interests	3,450	7,442
Total net assets	11,167,035	11,128,370
Total liabilities and net assets	15,925,254	19,369,258

(2) Consolidated statements of income and comprehensive income

Consolidated statements of income

Six months ended June 30, 2026

(Thousand yen)

	For the Six months ended June 30, 2025	For the Six months ended June 30, 2026
Net sales	5,014,134	9,233,795
Cost of sales	3,128,804	6,593,958
Gross profit	1,885,330	2,639,837
Selling, general and administrative expenses	1,811,992	2,252,018
Operating profit	73,337	387,818
Non-operating income		
Interest income	2,646	5,726
Dividend income	7,683	10,764
Gain on investments in investment partnerships	183,883	2,149
Other	1,151	904
Total non-operating income	195,363	19,544
Non-operating expenses		
Interest expenses	31,772	40,157
Guarantee commission	1,428	591
Commission expenses	28,077	37,287
Other	968	1,240
Total non-operating expenses	62,246	79,277
Ordinary profit	206,453	328,086
Extraordinary income		
Gain on sale of non-current assets	-	122
Total extraordinary income	-	122
Extraordinary losses		
Loss on retirement of non-current asset	18	0
Loss on valuation of investment securities	12,668	49,999
Loss on sale of businesses	15,251	-
Total extraordinary losses	27,937	50,000
Profit before income taxes	178,515	278,209
Income taxes	1,960	34,824
Profit	176,555	243,384
Profit (loss) attributable to non-controlling interests	(1,155)	3,991
Profit attributable to owners of parent	177,710	239,393

Consolidated statements of comprehensive income

Six months ended June 30, 2026

(Thousand yen)

	For the Six months ended June 30, 2025	For the Six months ended June 30, 2026
Profit	176,555	243,384
Other comprehensive income		
Valuation difference on available-for-sale securities	7,836	5,731
Foreign currency translation adjustment	(4,103)	2,095
Total other comprehensive income	3,732	7,827
Comprehensive income	180,287	251,212
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	181,442	247,220
Comprehensive income attributable to non-controlling interests	(1,155)	3,991

(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, 2026, with profit before income taxes then multiplied by the estimated effective tax rate.

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

(Segment information, etc.)

[Segment information]

I. For the 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							
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 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, 2026

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

(Thousand yen)

	Reportable segment			Others (Note 1)	Total	Adjustments (Note 2)	Amounts on consolidated statements of income (Note 3)
	AI/IoT business	robot home business	Total				
Net sales							
Net sales to external customers	416,649	8,817,146	9,233,795	-	9,233,795	-	9,233,795
Inter-segment sales or transfers	21,174	-	21,174	-	21,174	(21,174)	-
Total	437,823	8,817,146	9,254,969	-	9,254,969	(21,174)	9,233,795
Segment profit or loss	206,829	1,300,078	1,506,908	(1,294)	1,505,613	(1,117,794)	387,818

(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.