FY2026 2Q FINANCIAL RESULTS

robot home Inc. (TSE: 1435)

robot home

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

Contents

1. Executive Summary

2. FY2026 2Q Financial Results Overview

3. robot home Group Growth Strategy

4. Appendix

1. Executive Summary

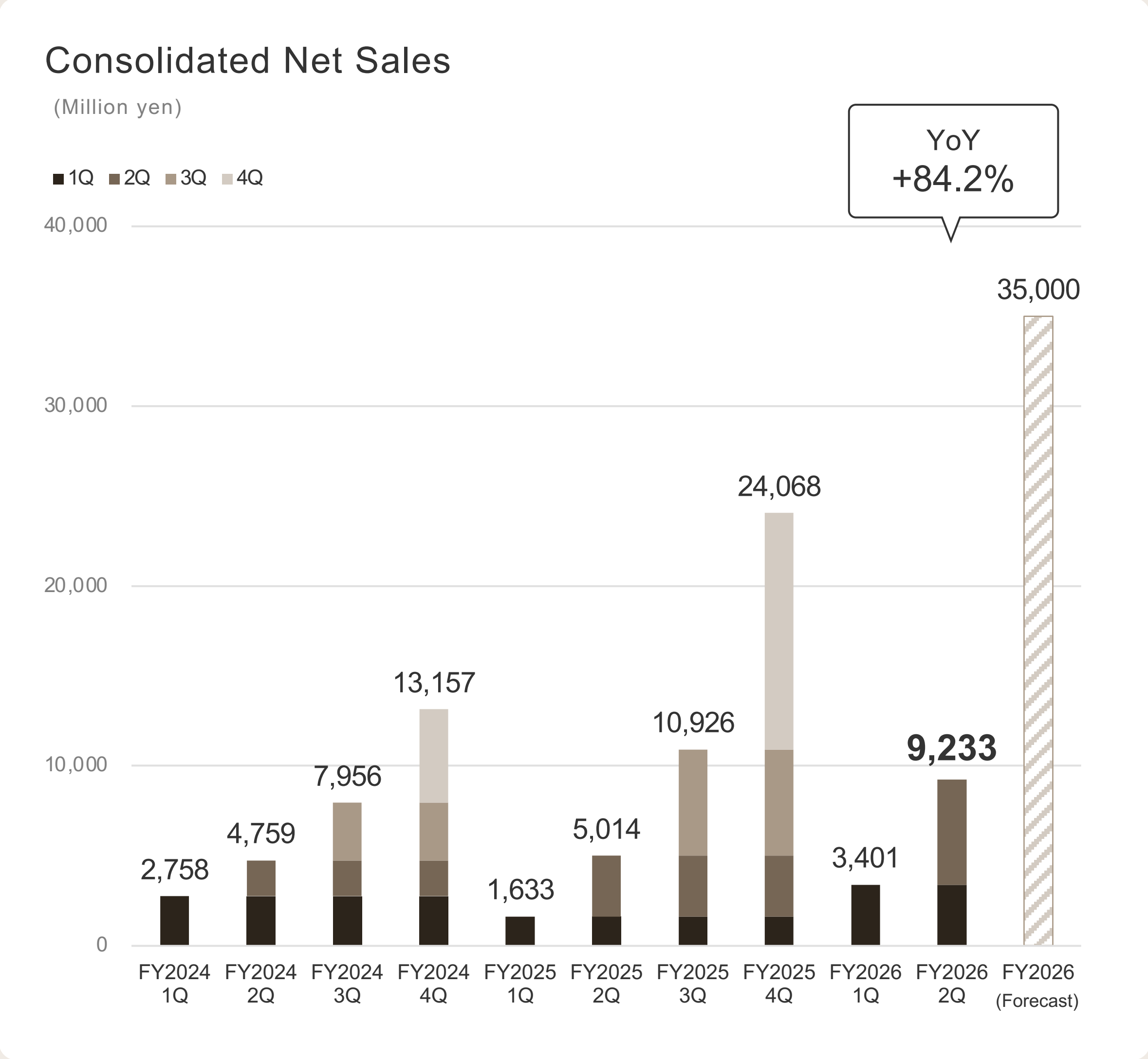
FY2026 2Q Highlights

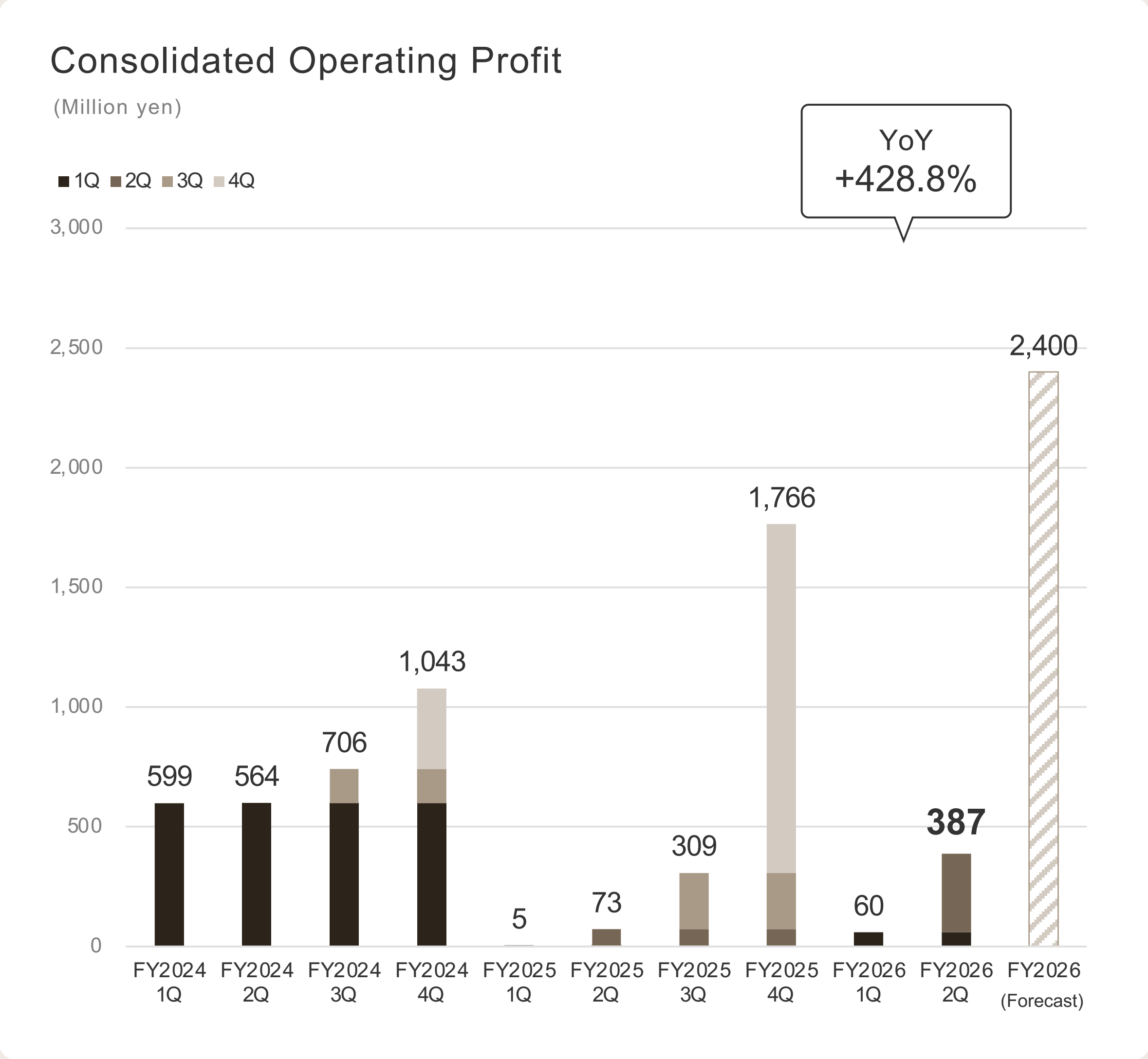
Net sales	Gross profit	Operating profit
9,233 million	**2,639 million**	**387 million**
(+84.2%)	(+40.0%)	(+428.8%)

Number of inquiries	Number of property owners	Number of projects (new properties)	Inventory turnover days
2,426 units	**2,389 persons**	**201 units**	**33.5days**
(June 30,2026)	(June 30,2026)	(June 30,2026)	(December 31,2025)

Number of real estate delivered (new properties)	Number of real estate intermediated (secondhand properties)	Managed properties	Occupancy rate
42 units	**143 units**	**28,925 units**	**98.6%**
(June 30,2026)	(June 30,2026)	(June 30,2026)	(June 30,2026)

Trend in Financial Results of the robot home Group



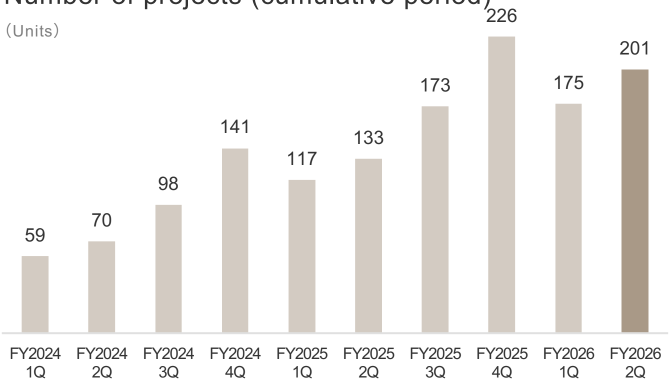


KPI Dashboard

KPIs related to supply of real estate

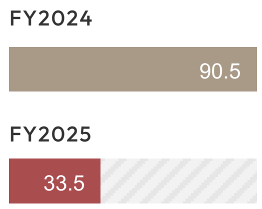
Number of projects (cumulative period)

(Units)



Inventory turnover days

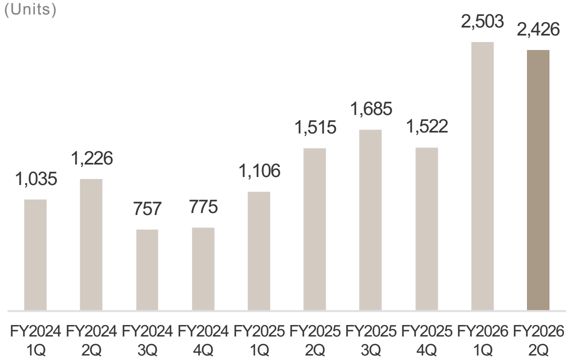
(Days)



Customer-related KPIs

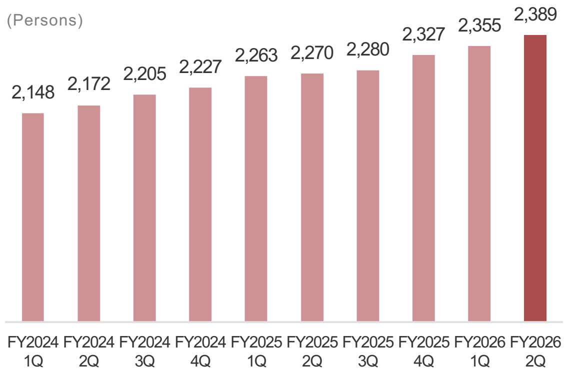
Number of inquiries (quarterly basis)

(Units)



Number of property owners

(Persons)

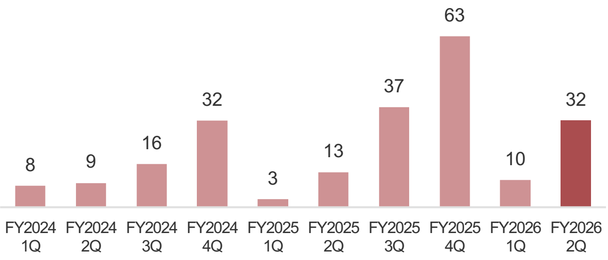


Sales-related KPIs

Number of real estate delivered

(New properties / Quarterly Basis)

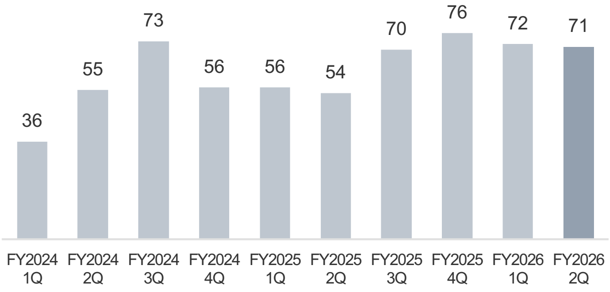
(Units)



Number of real estate intermediated

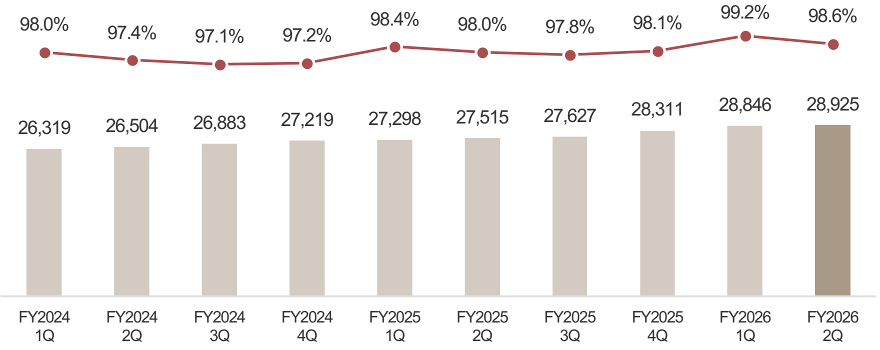
(Secondhand properties / Quarterly Basis)

(Units)



Managed properties / Occupancy rate

(Units/%)



2. FY2026 2Q 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	288 persons (consolidated basis / full-time employees / as of June 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.

Reportable segment

AI/IoT business

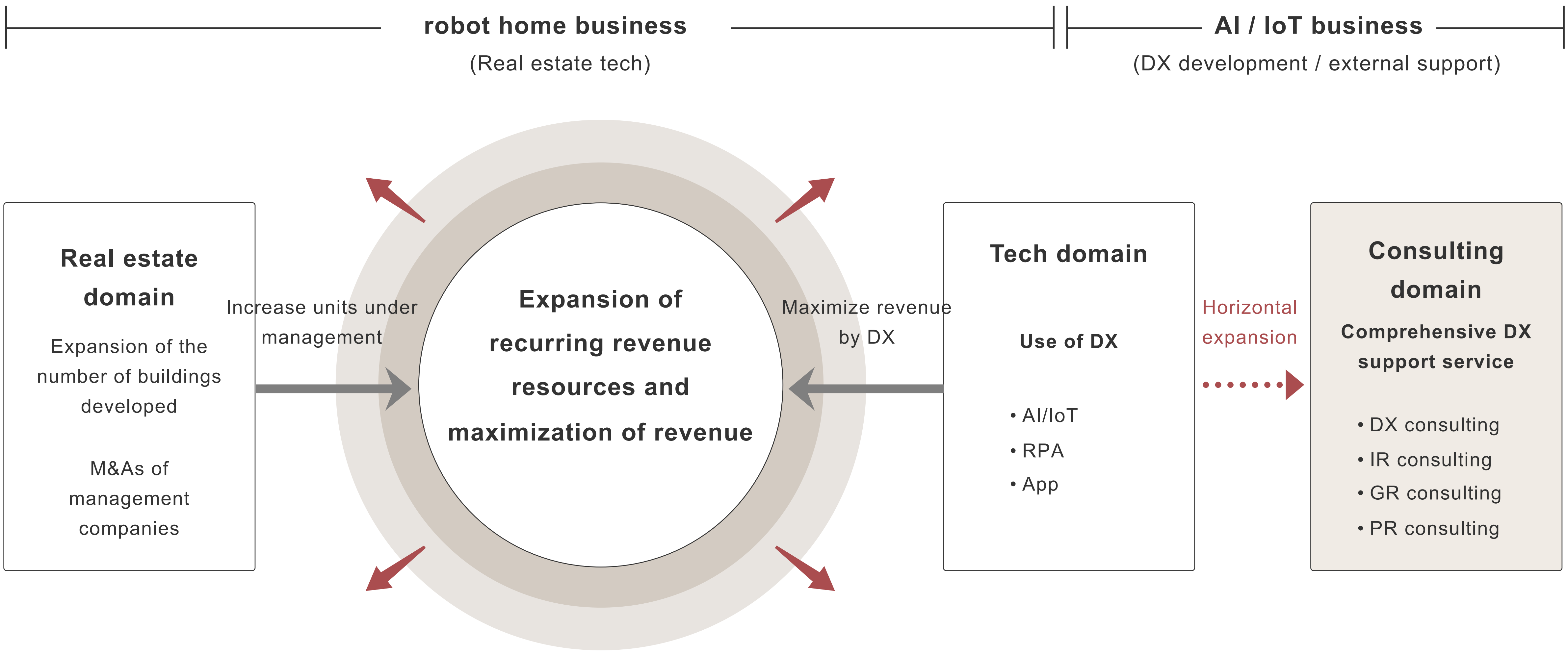
Service to support development, sale, and installation of AI and IoT

Comprehensive DX support service

robot home business

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

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



Consolidated statements of income

Consolidated net sales and operating profit of the robot home Group for FY2026 2Q were ¥ 9,233 million (up 84.2% year on year), and ¥387 million (up 428.8% year on year), respectively.

(Unit: million yen)

	Cumulative period			Three-month period		
	FY2025 2Q	FY2026 2Q	YoY Change	FY2025 2Q	FY2026 2Q	YoY Change
Net sales	5,014	a 9,233	84.2%	3,380	5,832	72.5%
AI/IoT business	224	437	95.0%	143	249	73.7%
robot home business	4,802	8,817	83.6%	3,243	5,593	72.5%
Gross profit	1,885	2,639	40.0%	978	1,481	51.5%
AI/IoT business	168	301	78.8%	104	175	67.4%
robot home business	1,724	2,358	36.8%	877	1,316	50.0%
Selling, general and administrative expenses	1,811	2,252	24.3%	910	1,154	26.8%
Operating profit	73	b 387	428.8%	67	327	383.3%
AI/IoT business	66	206	213.3%	54	128	135.5%
robot home business	894	1,300	45.4%	463	760	64.2%
Ordinary profit	206	c 328	58.9%	34	276	697.3%
Profit attributable to owners of parent	177	239	34.7%	10	202	-

a Net sales (cumulative period)

Increased by 84.2% year on year. Growth was driven by the delivery of 42 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 428.8% year on year. Profit increased through steady progress in building and land deliveries and higher profit per property in the recurring income domain, while continuing strategic investments in AI, DX, and human resources.

c Ordinary profit(cumulative period)

Achieved a solid year-on-year increase of 58.9%, although FY2025 1Q included a one-time gain on investments in investment partnerships of ¥184 million recorded as non-operating income.

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 57.4%.

(Unit: million yen)	FY2025	FY2026 2Q	YoY Change
Current assets	11,519	14,678	3,158
Cash and deposits	7,505	4,012	▲3,492
Inventories	1,667	7,484	5,817
Non-current assets	4,405	4,691	285
Total assets	15,925	19,369	3,444
Liabilities	4,758	8,240	3,482
Interest-bearing debt	1,322	5,002	3,679
Net assets	11,167	11,128	▲38
Total liabilities and net assets	15,925	19,369	3,444

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 an AI era.

FY2028

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

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

FY2025

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

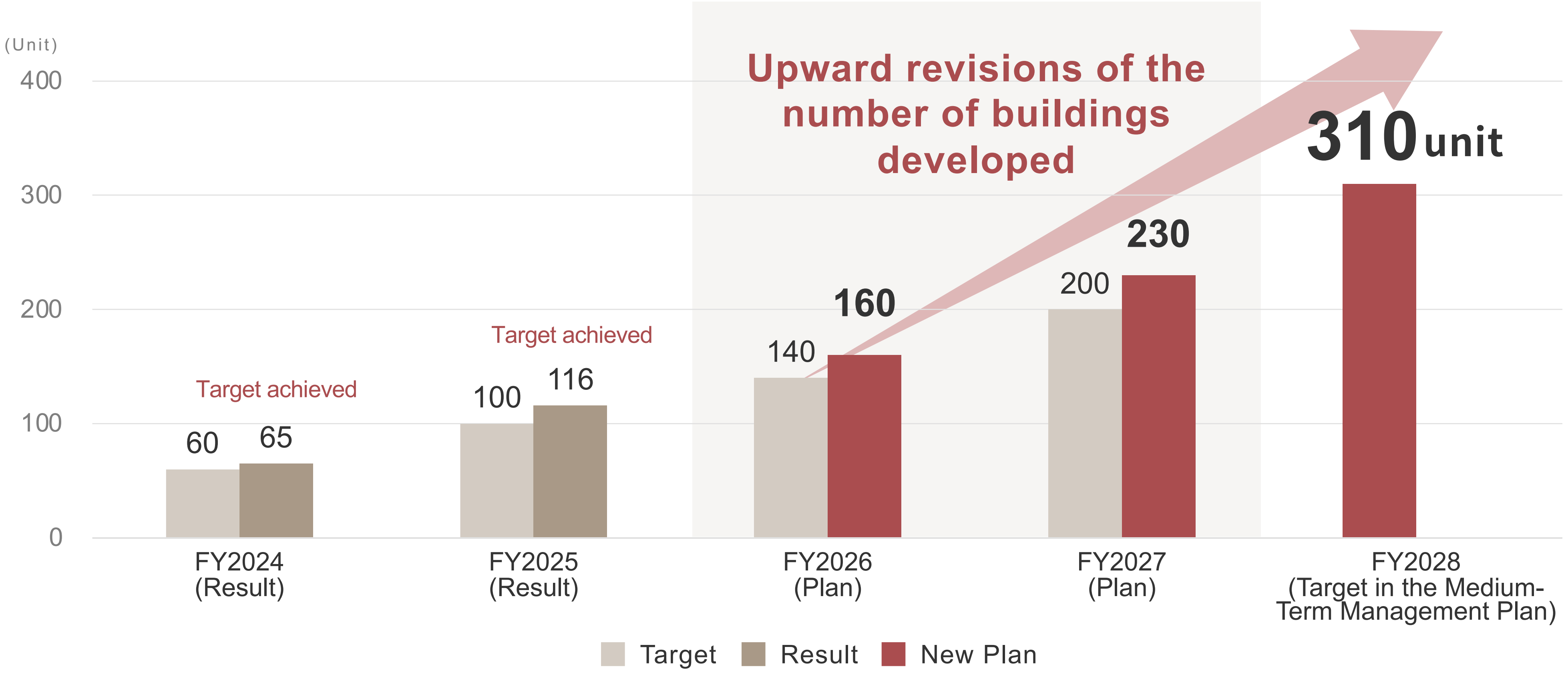
*CAGR refers to the annual average growth rate from FY2025 through FY2028

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

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 for FY2026 onward, with the target set at 310 for FY2028.

Number of buildings developed under the Medium-Term Management Plan

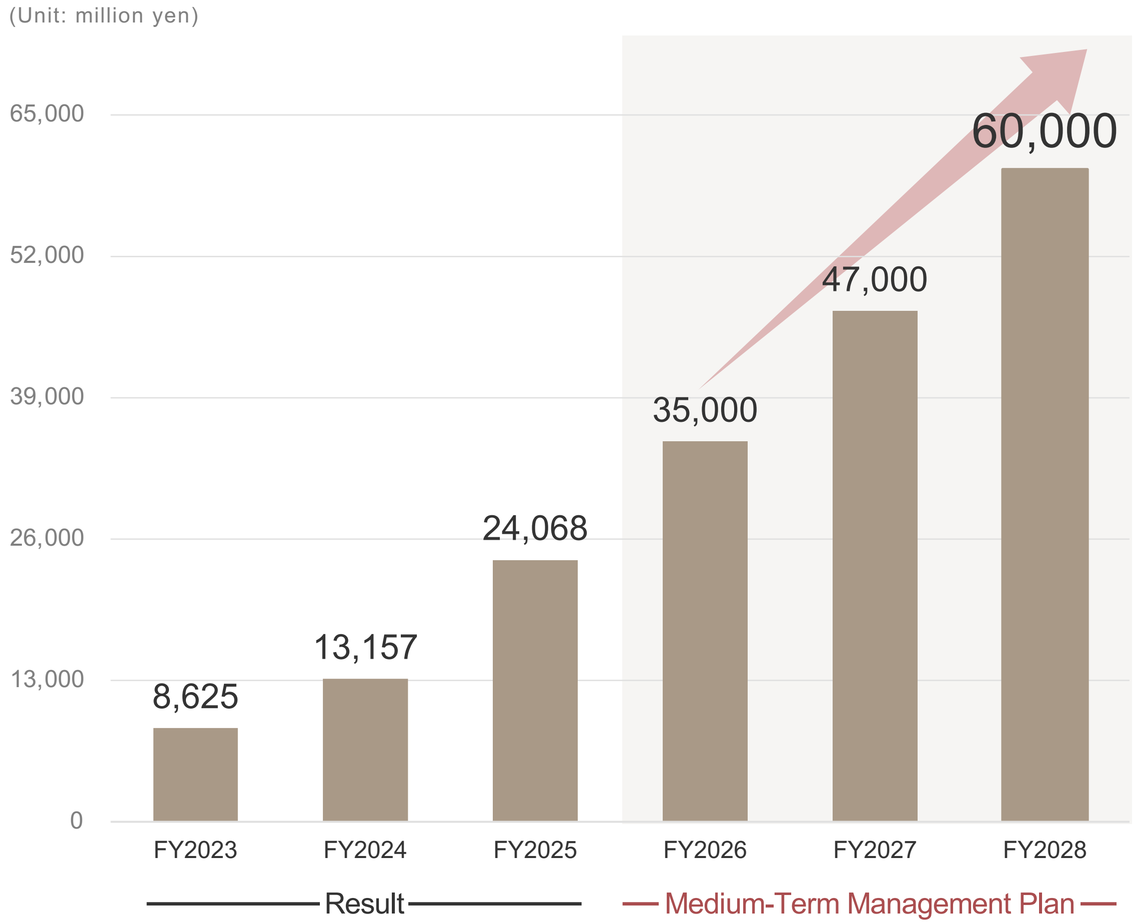


Reference: "Notice Regarding the Formulation of a Medium-Term Management Policy" disclosed on February 14, 2024.

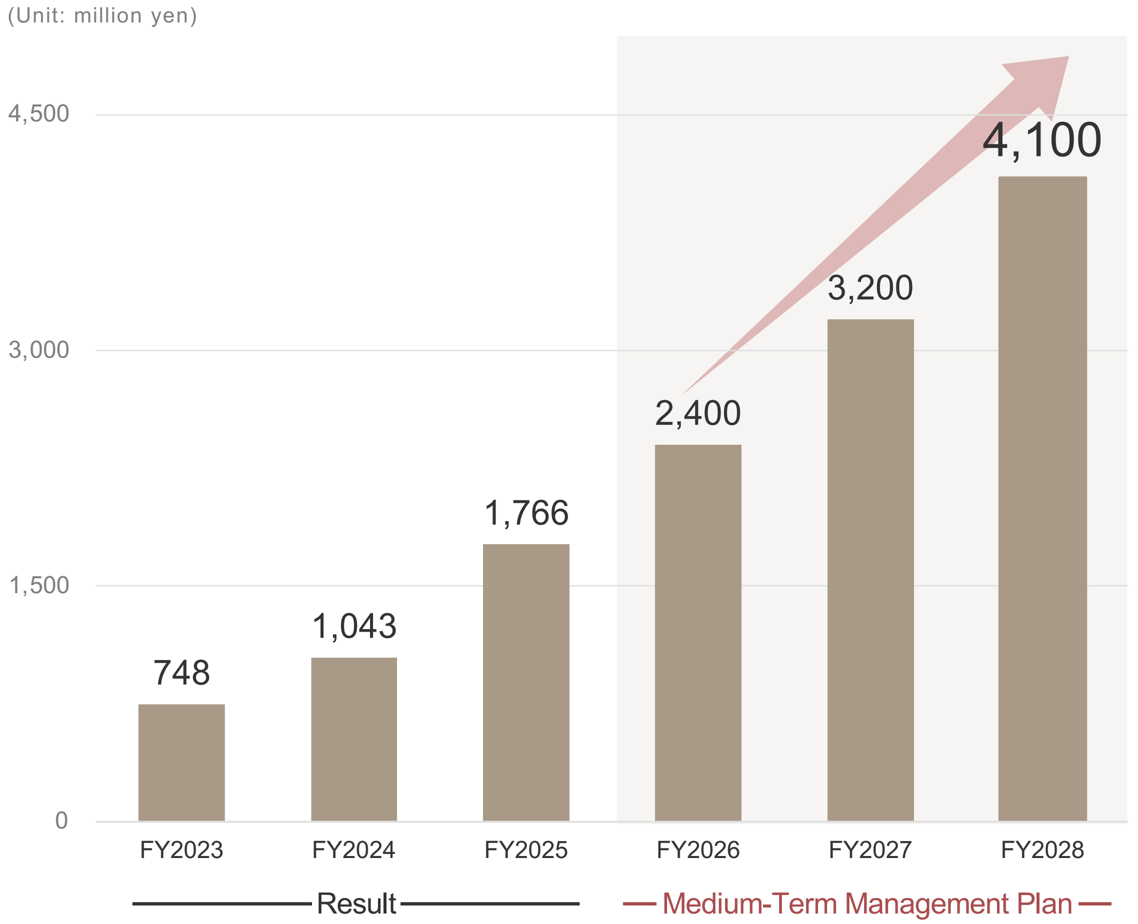
FY2028 Medium-Term Management Plan

Aim for further growth with the expansion of the platform.

Consolidated Net Sales



Consolidated Operating Profit



FY2026 Financial Results Forecast

(Unit: million yen)

	FY2025 (Result)	FY2026			
		Forecast		Result	
		Full-year	YoY Change	2Q	Progress
Net sales	24,068	35,000	45.4%	9,233	26.4%
Operating profit	1,766	2,400	35.9%	387	16.2%
Ordinary profit	1,787	2,200	23.1%	328	14.9%
Profit attributable to owners of parent	1,989	2,000	0.5%	239	12.0%

3. robot home Group Growth Strategy

AI / IoT Business

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 **13,631**

Comprehensive DX support service

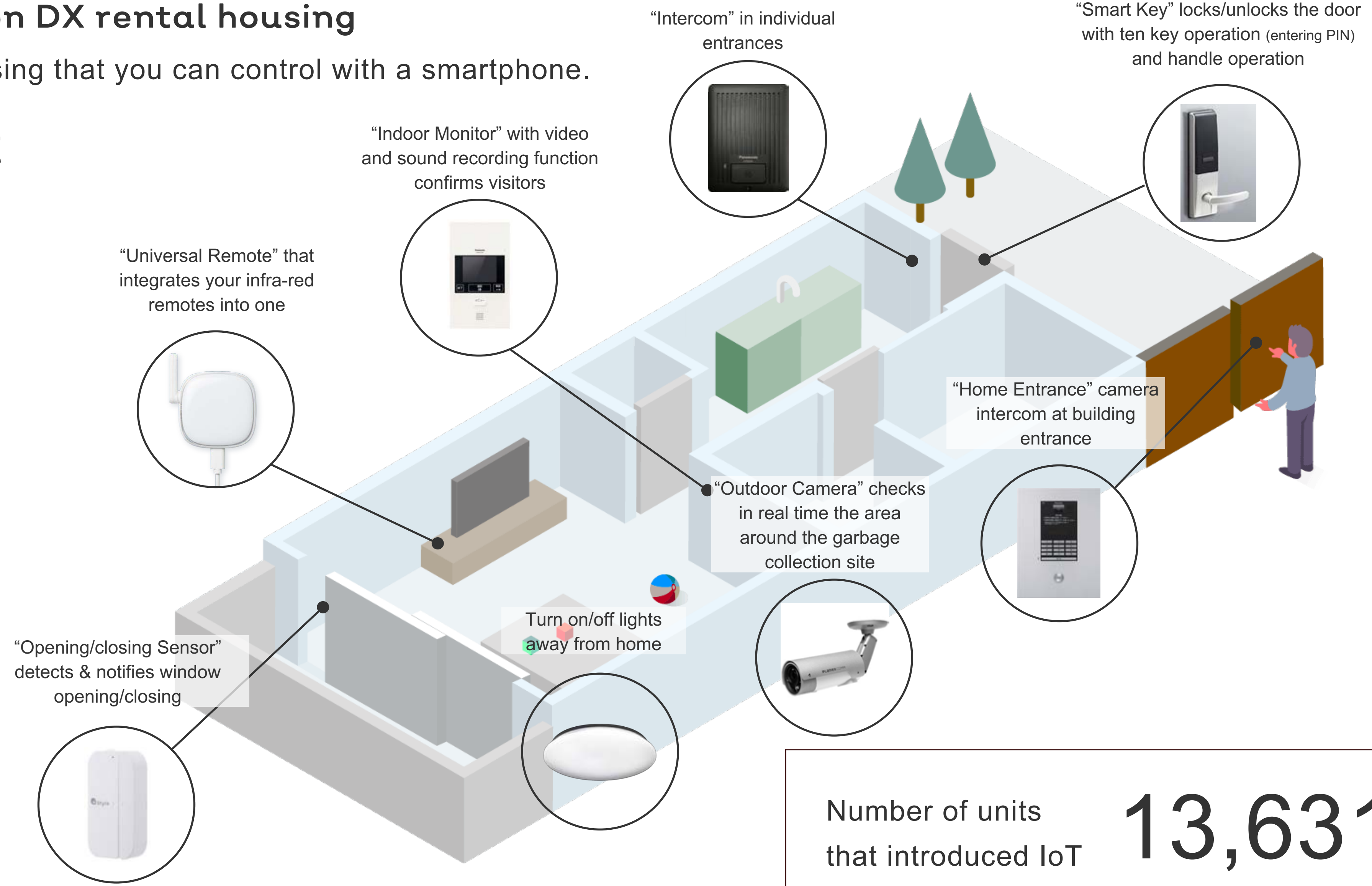
We provide a comprehensive DX support service through corporate consulting, drawing on our track record and know-how of developing and running various in-house products combining AI / IoT and real estate. Solutions are provided from various angles to improve corporate value. The service adoption is expanding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

Number of client companies **61**

Provide next-generation DX rental housing

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

robot home kit



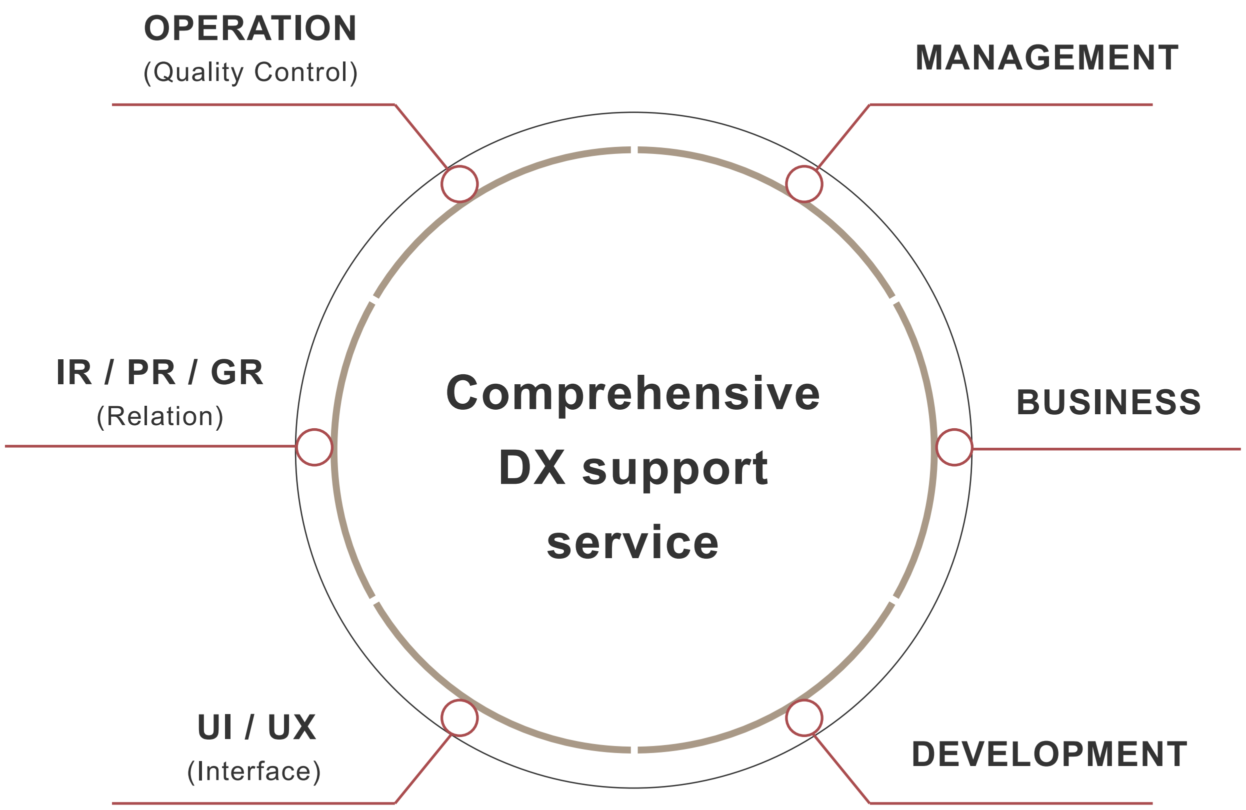
*The apartment layout is a sample.

Number of units that introduced IoT **13,631**

(as of June 30,2026)

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

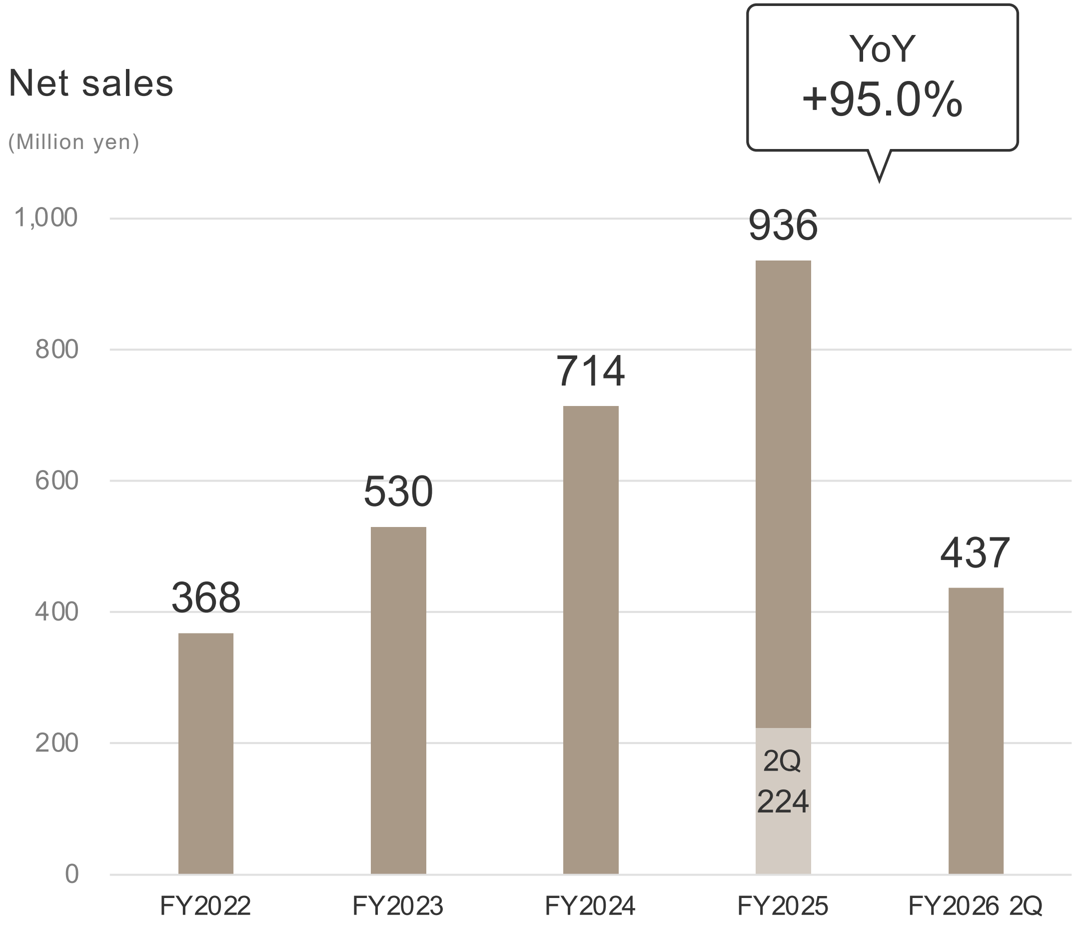
Marketing | Real estate tech | Event planning

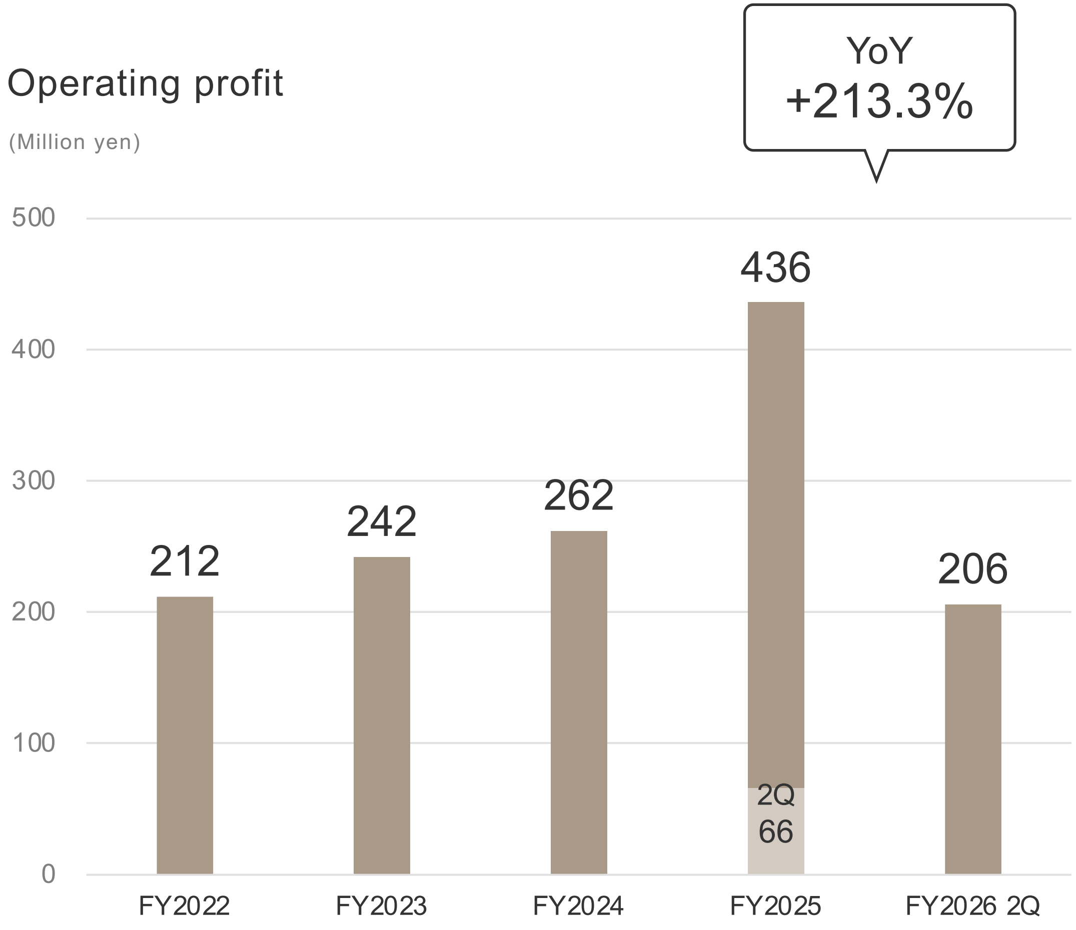
Number of client companies of the services **61**

(as of June 30,2026)

Trend in Financial Results of the AI / IoT Business

Net sales and operating profit of the AI/IoT Business for FY2026 2Q were ¥437 million (up 95.0% year on year), and ¥206 million (up 213.3% year on year), respectively.





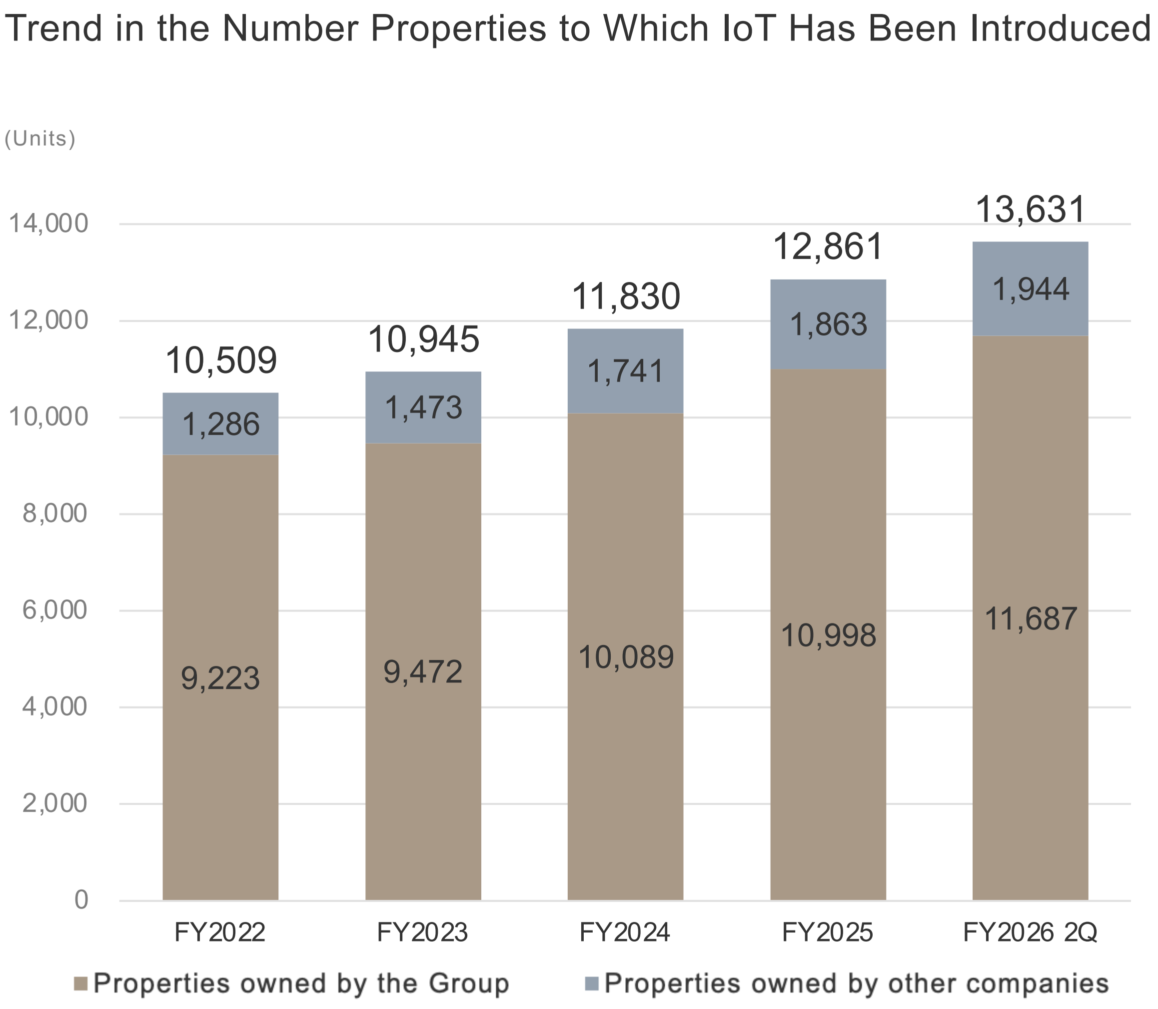
Financial Results of the AI / IoT Business

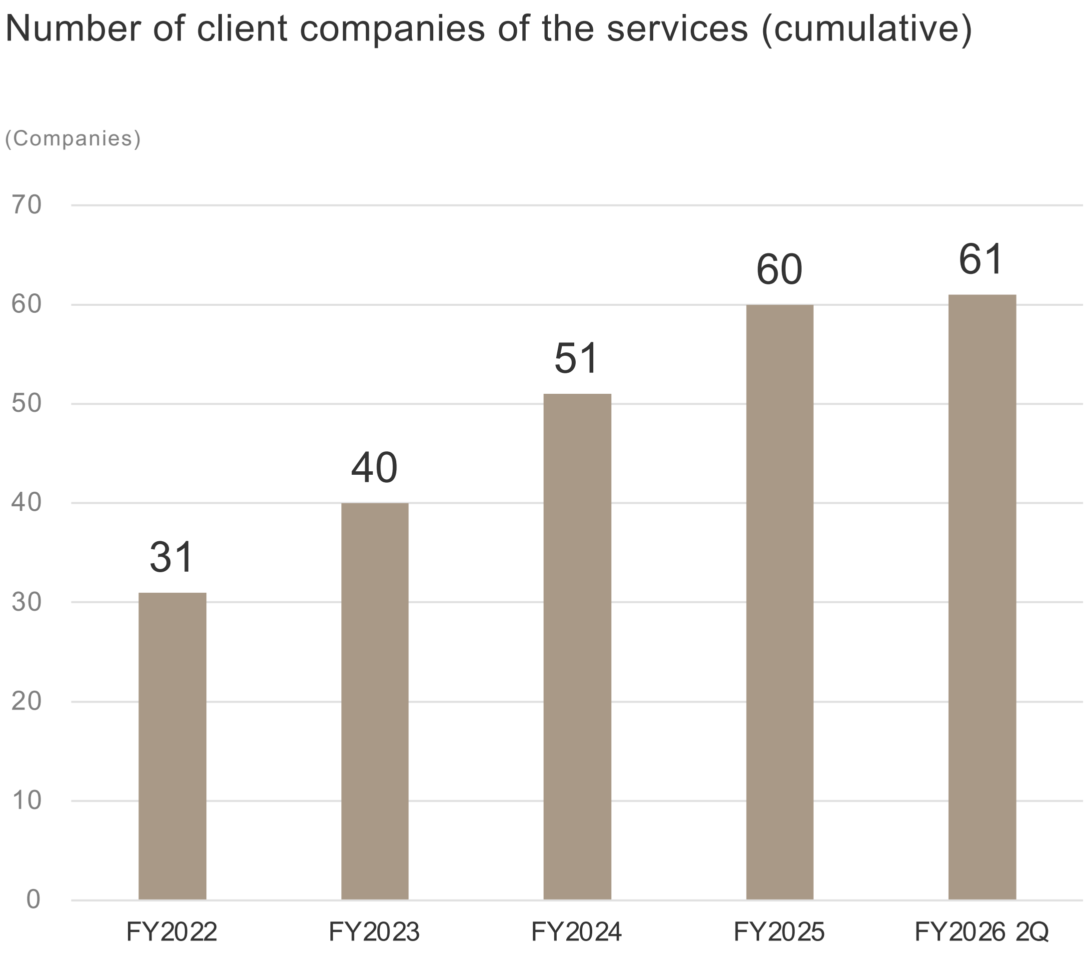
Net sales and operating profit of the AI/IoT Business for FY2026 2Q were ¥437 million (up 95.0% year on year), and ¥206 million (up 213.3% year on year), respectively. Operating profit margin of 47.2%, contributing to improved profitability for the entire group.

(Million yen)

	Cumulative period			Three-month period		
	FY2025 2Q	FY2026 2Q	YoY Change	FY2025 2Q	FY2026 2Q	YoY Change
Net sales	224	437	95.0%	143	249	73.7%
Gross profit	168	301	78.8%	104	175	67.4%
Selling, general and administrative expenses	102	95	▲7.5%	50	46	▲6.7%
Operating profit	66	206	213.3%	54	128	135.5%

KPIs for AI / IoT Business





robot home Business

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.

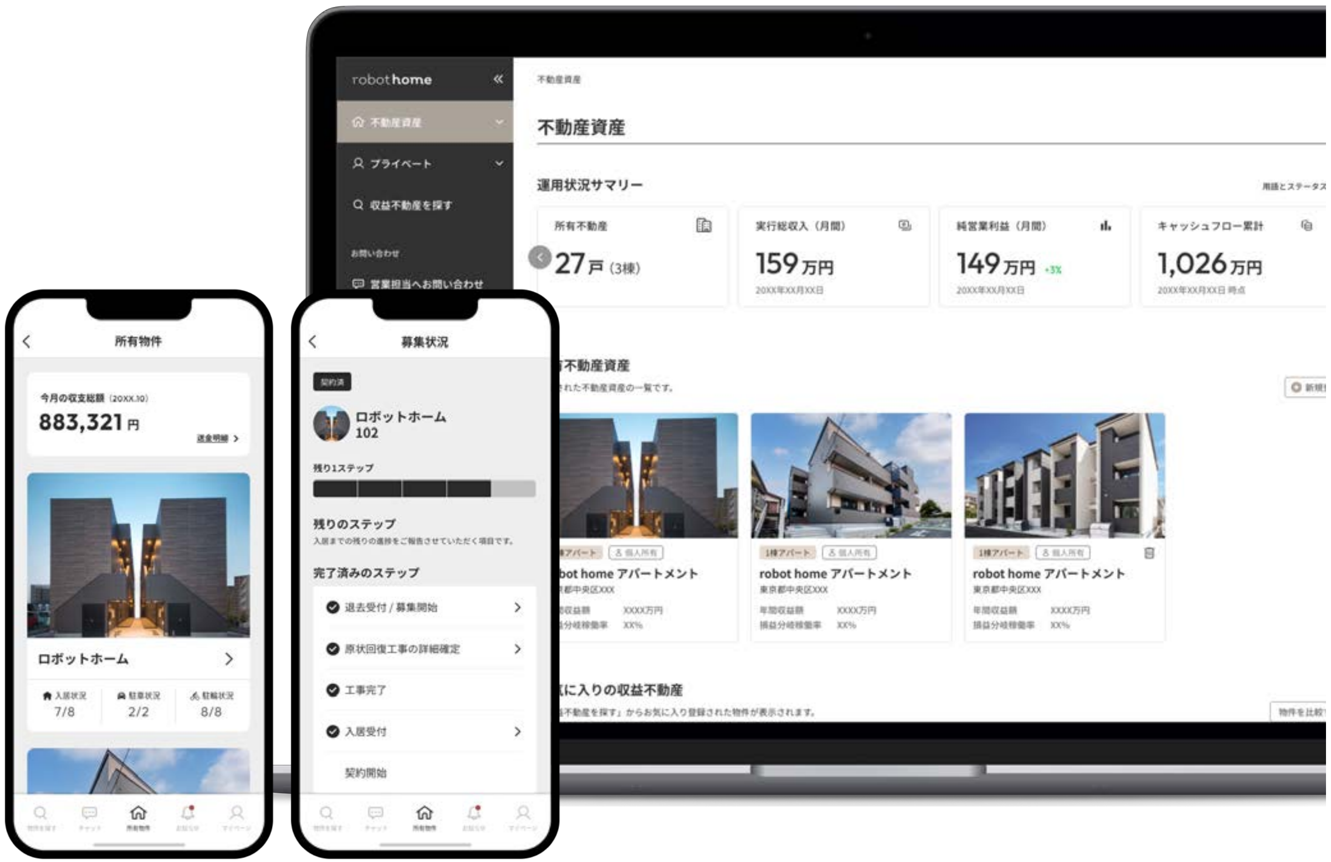
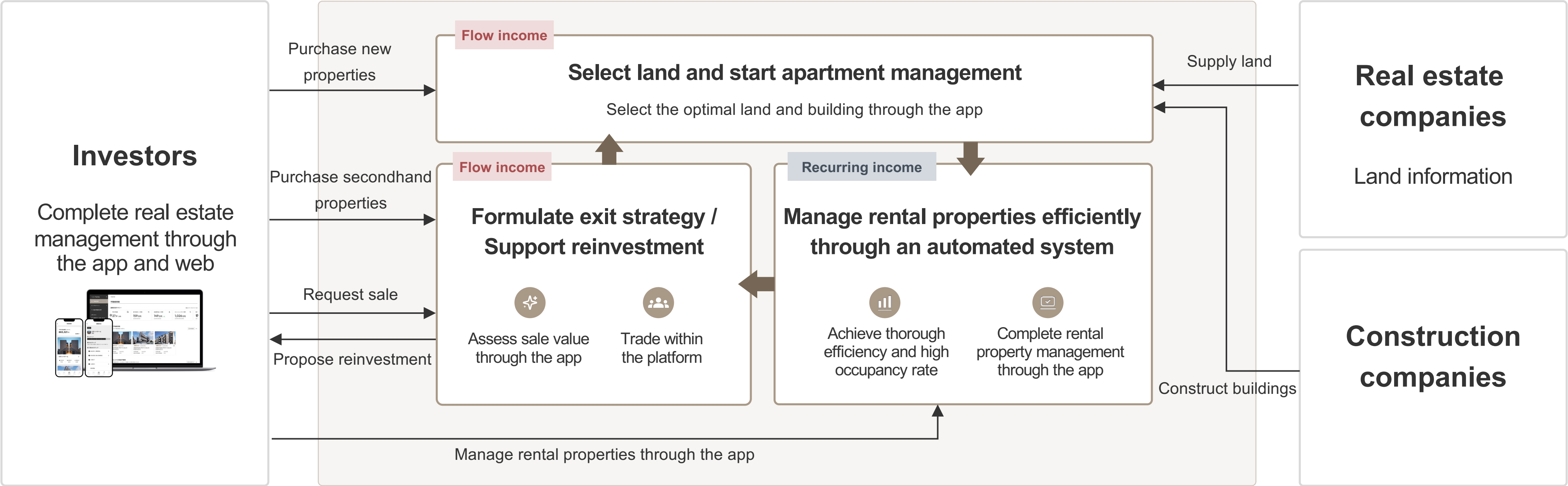


Diagram to Summarize the robot home Business

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 **2,426** inquiries and prospective customers Number of owners: **2,389**	Through **42** properties delivered (new properties)* and **143** properties intermediated (secondhand properties)*, built a recurring income base with **28,925** managed properties and a **98.6%** occupancy rate	A solid supply system built up to **201** projects

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

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

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

AI × asset management for individual investors

Asset-light, high-quality product development

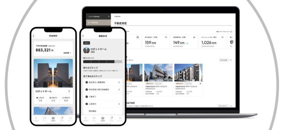
Recurring income platform

AI × asset management for individual investors

Deliver AI-powered asset management services tailored to each investor

Investor

Input profile and asset information



App / web

Asset management service

AI Recommendations / Property Appraisal / Reinvestment Proposals

robot home AI executes and supports each process

Property acquisition

Formulate investment strategy

AI supports formulation of optimal investment policies based on profile and asset information

Property acquisition

Select optimal properties from high-quality products

Propose optimal properties from products designed with land and floor plans that maximize rental income

Portfolio management

Automate rental property management

Achieve stable occupancy and smooth rental property management while maintaining and enhancing assets

Property sale

Formulate exit strategy

Support formulation of sale and reinvestment strategies based on portfolio performance

Property sale

Support sale

Provide AI property appraisal, matching with potential owners, negotiation and documentation

Number of inquiries **2,426**

(as of June 30,2026)

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

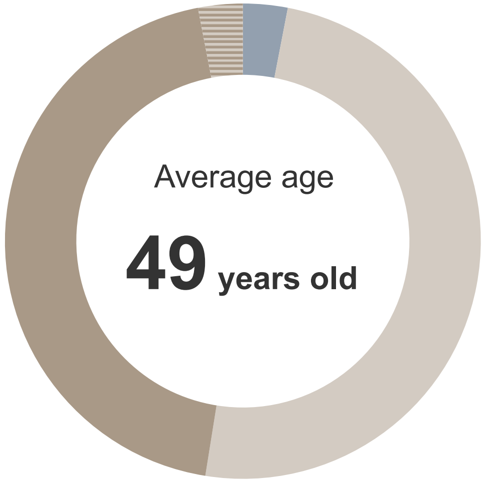
Support individual asset building from both offensive and defensive perspectives through professionals and AI

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.

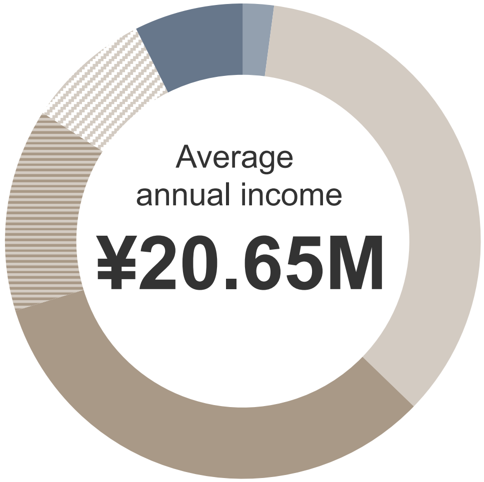
Customer profile of new property buyers in FY2025

Age distribution



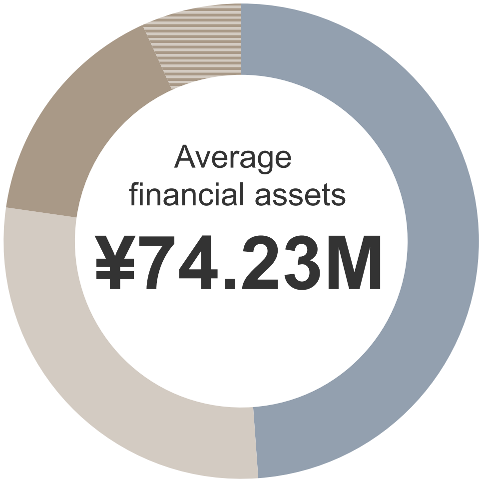
Under 40: **3.0%** 40-49: **49.5%**
50-59: **44.4%** 60 and above: **3.0%**

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%**

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 / credit management

STEP 5

Sell / Reinvest

Asset management concierge service / sale simulation / purchase of a new property

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

AI × asset management for individual investors

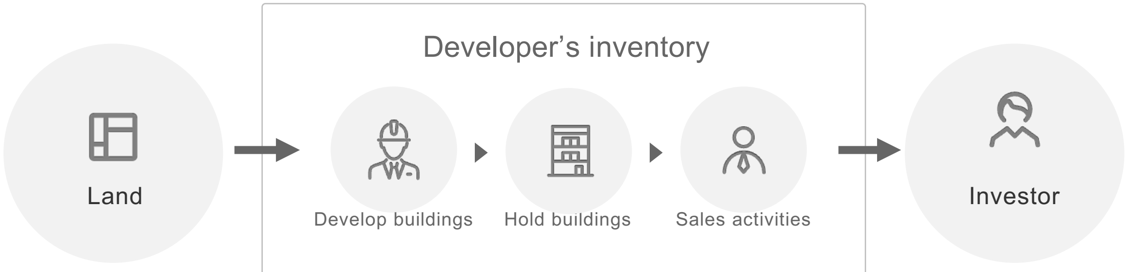
Asset-light, high-quality product development

Recurring income platform

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]

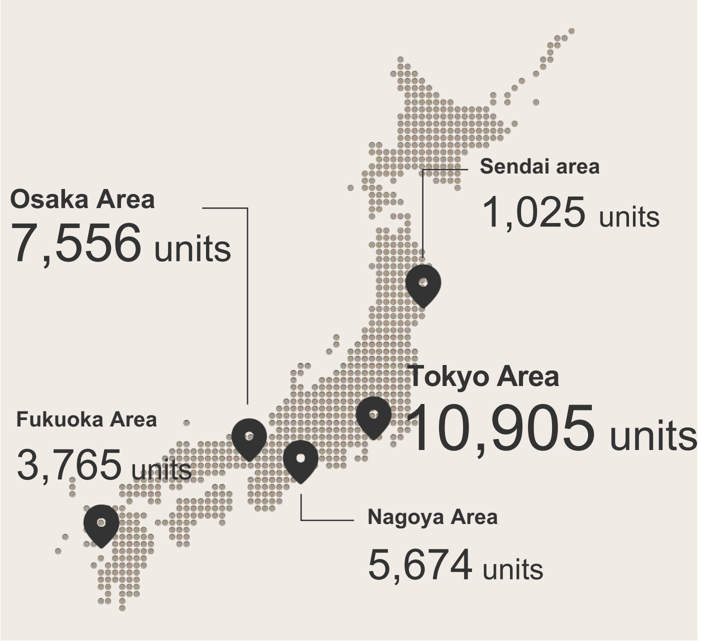
The number of projects has grown to **201**, building a robust real estate supply system

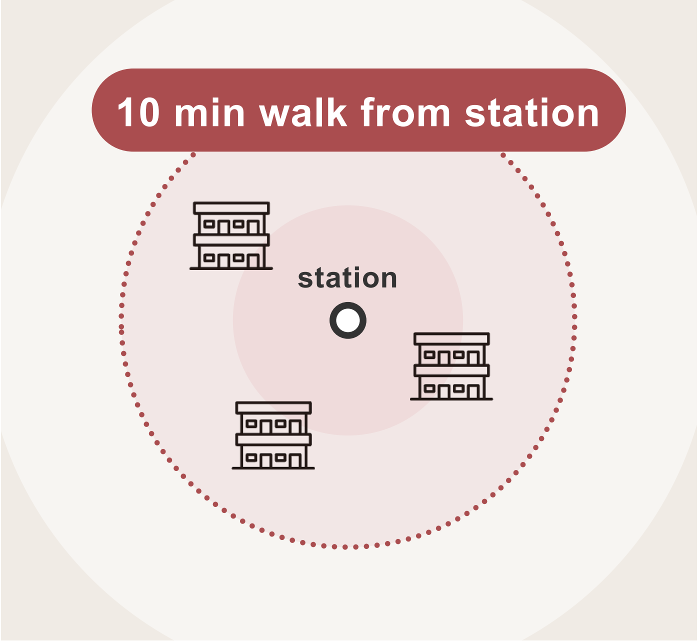
(as of June 30,2026)

*1 Average for the real estate industry among 33 sectors listed on the Tokyo Stock Exchange in 2025 / *2 The Company's actual results for the fiscal year ended December 31, 2025

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

Leveraging technology to develop high-quality rental housing.





Many properties managed nationwide

28,925 units are managed mainly in five major cities, with a high occupancy rate of 98.6%.

(as of June 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.

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

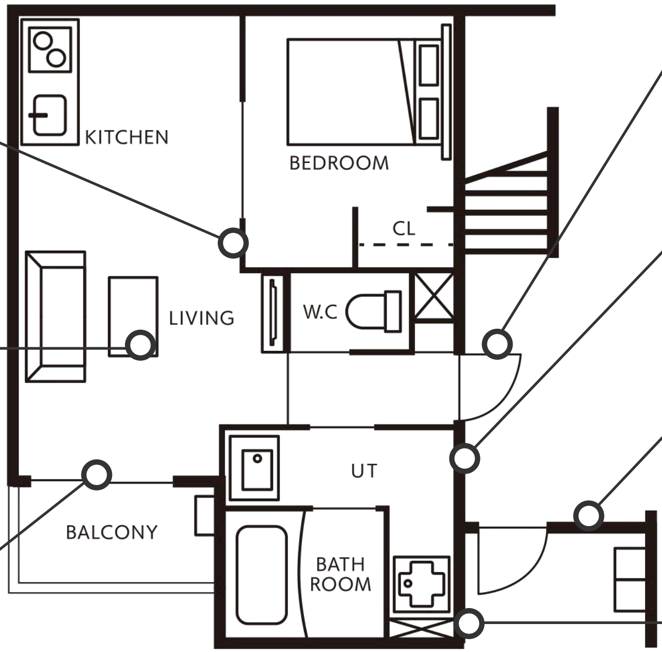
with video and sound recording function confirms visitors

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

High-design rental housing differentiated through IoT

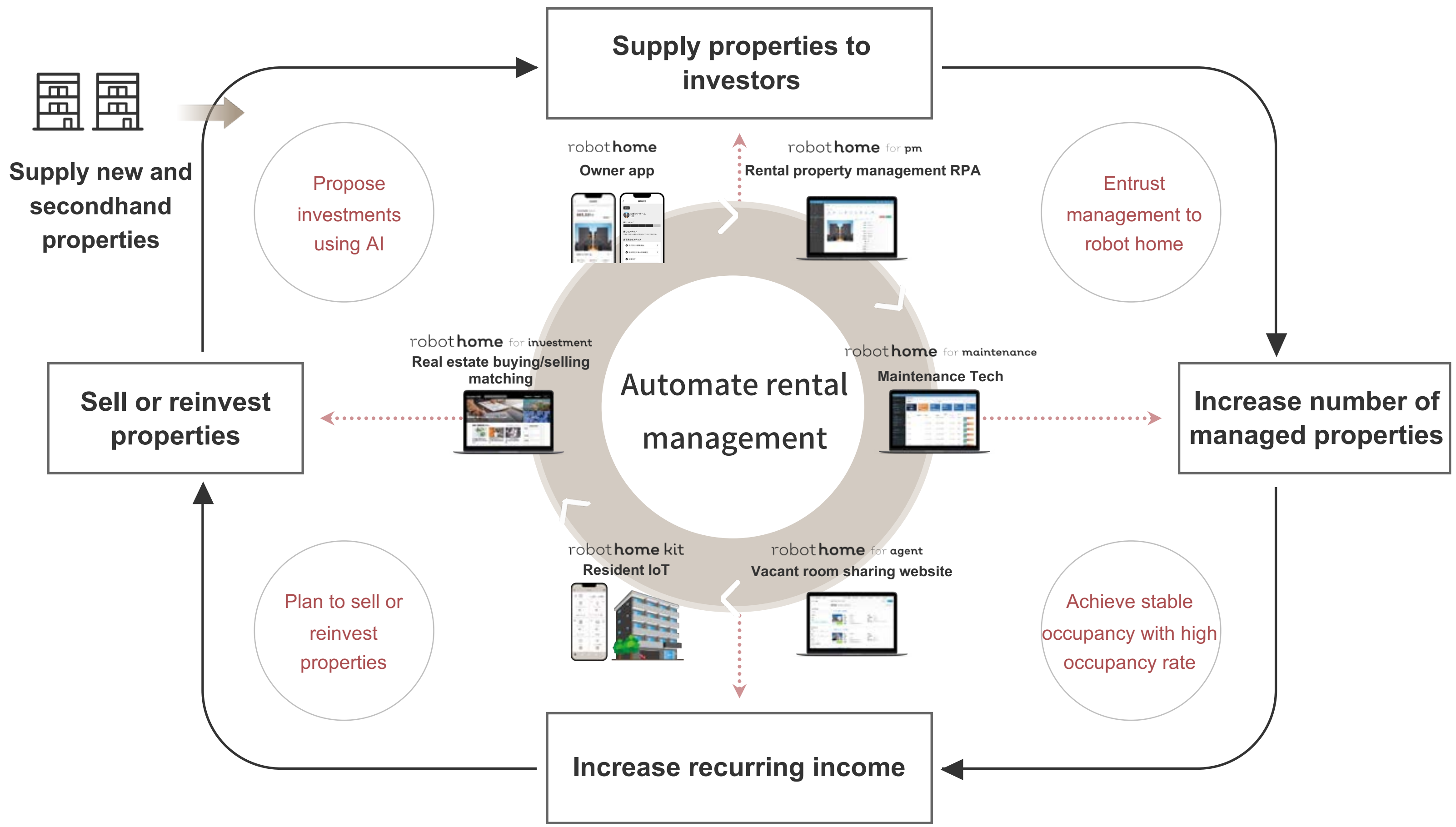
Our 3 competitive advantages leading to investment experiences in the AI era

AI × asset management for individual investors

Asset-light, high-quality product development

Recurring income platform

A recurring income platform generating stable returns through property supply



Steadily increase number of managed units through property supply

+

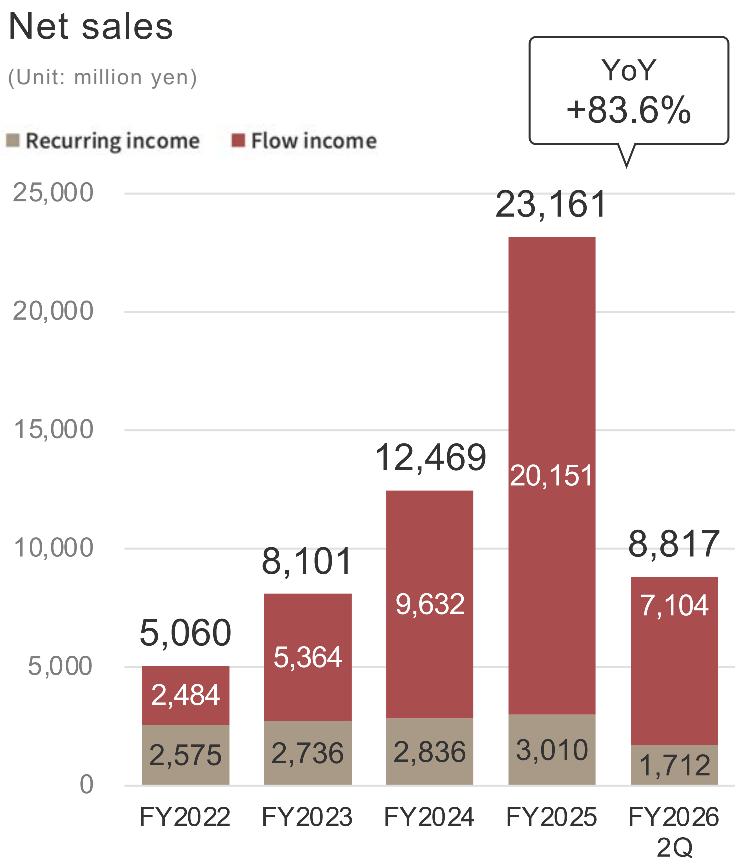
Realize high profitability through automation of rental management

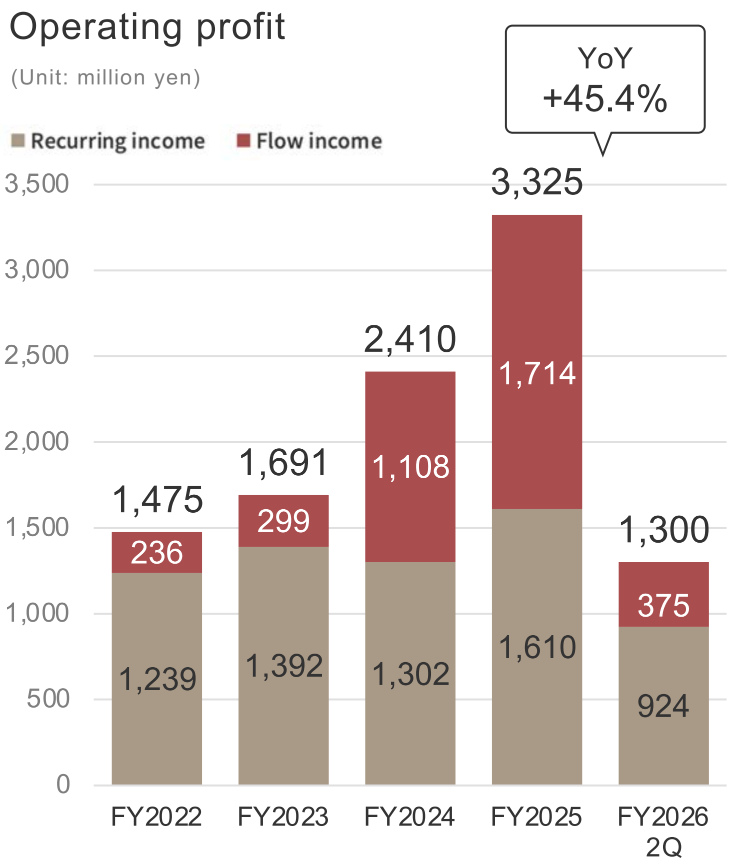
Managed properties	Operating profit margin for recurring income
28,925 units	54.0 %

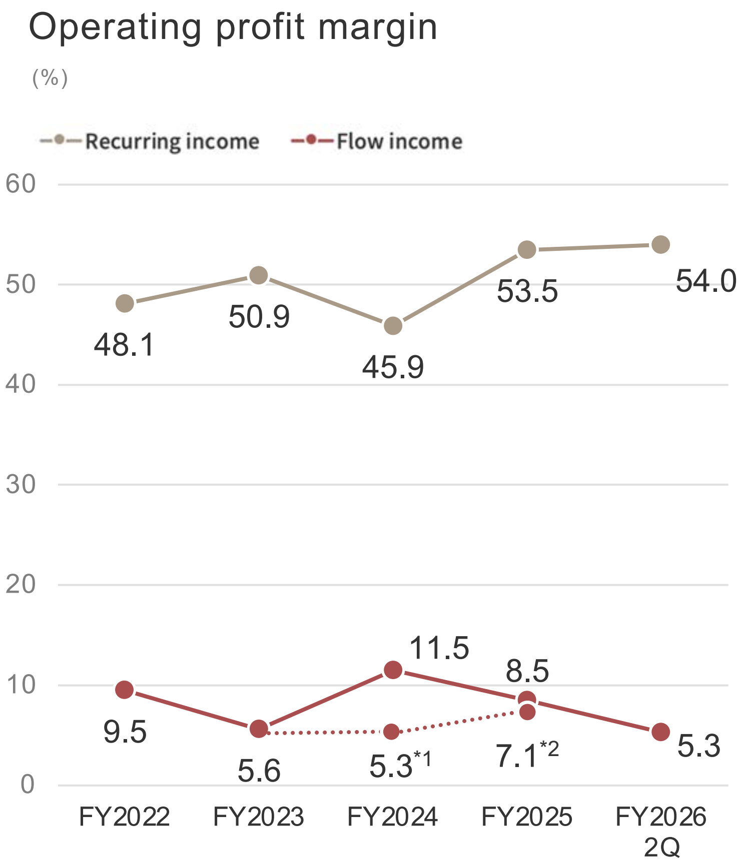
(As of June 30,2026)

Trend in Financial Results of the robot home Business

Net sales and operating profit of the robot home Business for FY2026 2Q were ¥8,817 million (up 83.6% year on year), and ¥1,300 million (up 45.4% year on year), respectively.







*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

Financial Results of the robot home Business

Net sales and operating profit of the robot home Business for FY2026 2Q were ¥8,817 million (up 83.6% year on year), and ¥1,300 million (up 45.4% year on year), respectively.

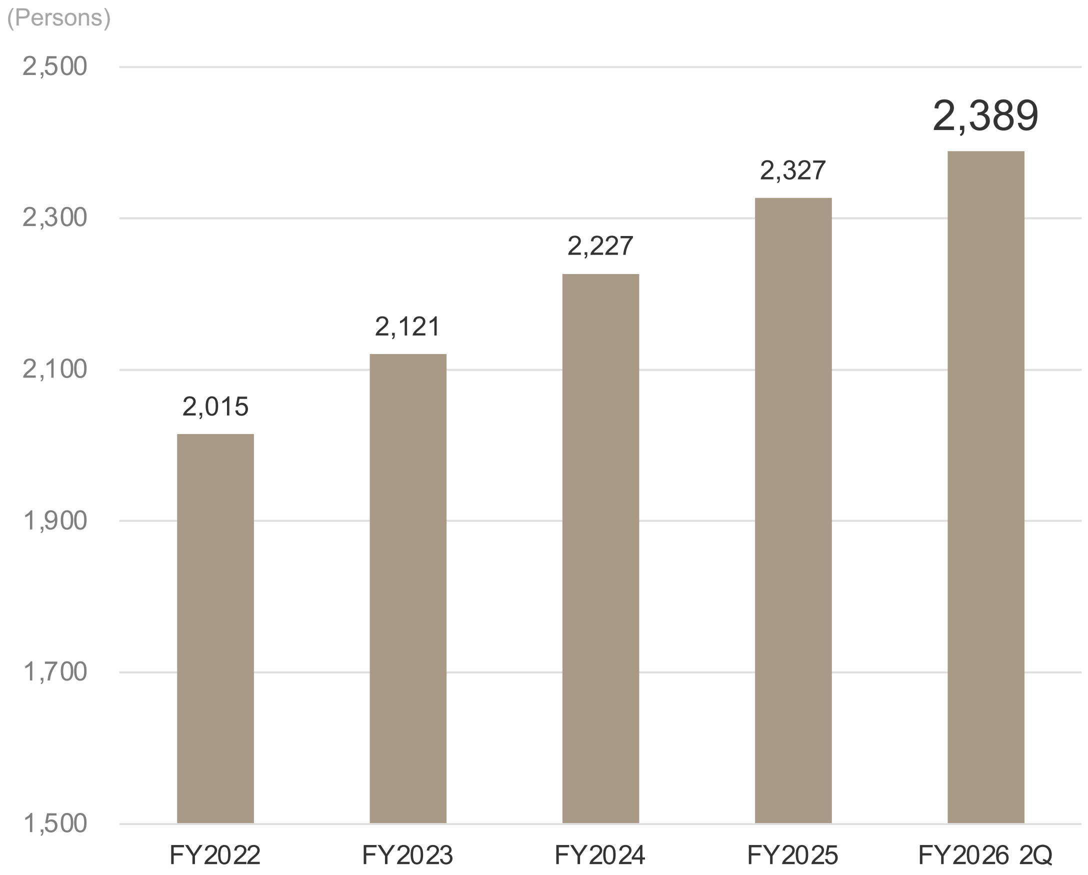
(Unit: million yen)

	Cumulative period			Three-month period		
	FY2025 2Q	FY2026 2Q	YoY Change	FY2025 2Q	FY2026 2Q	YoY Change
Net sales	4,802	8,817	83.6%	3,243	5,593	72.5%
Flow income	3,231	7,104	119.9%	2,483	4,759	91.7%
Recurring income	1,570	1,712	9.0%	760	834	9.7%
Gross profit	1,724	2,358	36.8%	877	1,316	50.0%
Flow income	406	916	125.5%	243	622	155.8%
Recurring income	1,318	1,442	9.4%	634	694	9.5%
Selling, general and administrative expenses	830	1,058	27.5%	414	555	34.2%
Flow income	380	540	41.9%	207	294	41.7%
Recurring income	449	518	15.3%	206	261	26.6%
Operating profit	894	1,300	45.4%	463	760	64.2%
Flow income	25	375	-	35	327	825.3%
Recurring income	869	924	6.4%	427	433	1.2%

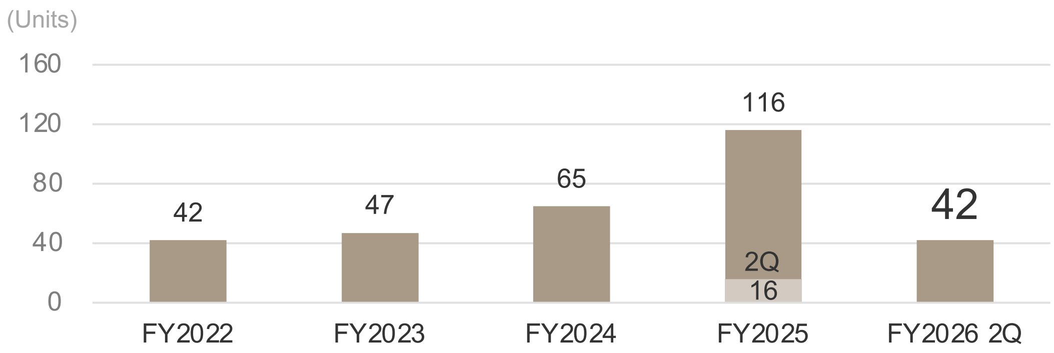
KPIs Related to Flow Income

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

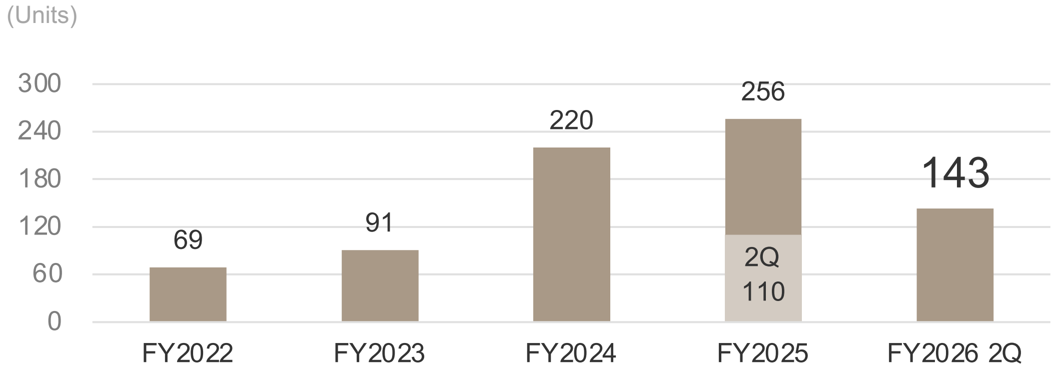
Number of property owners



Number of real estate delivered



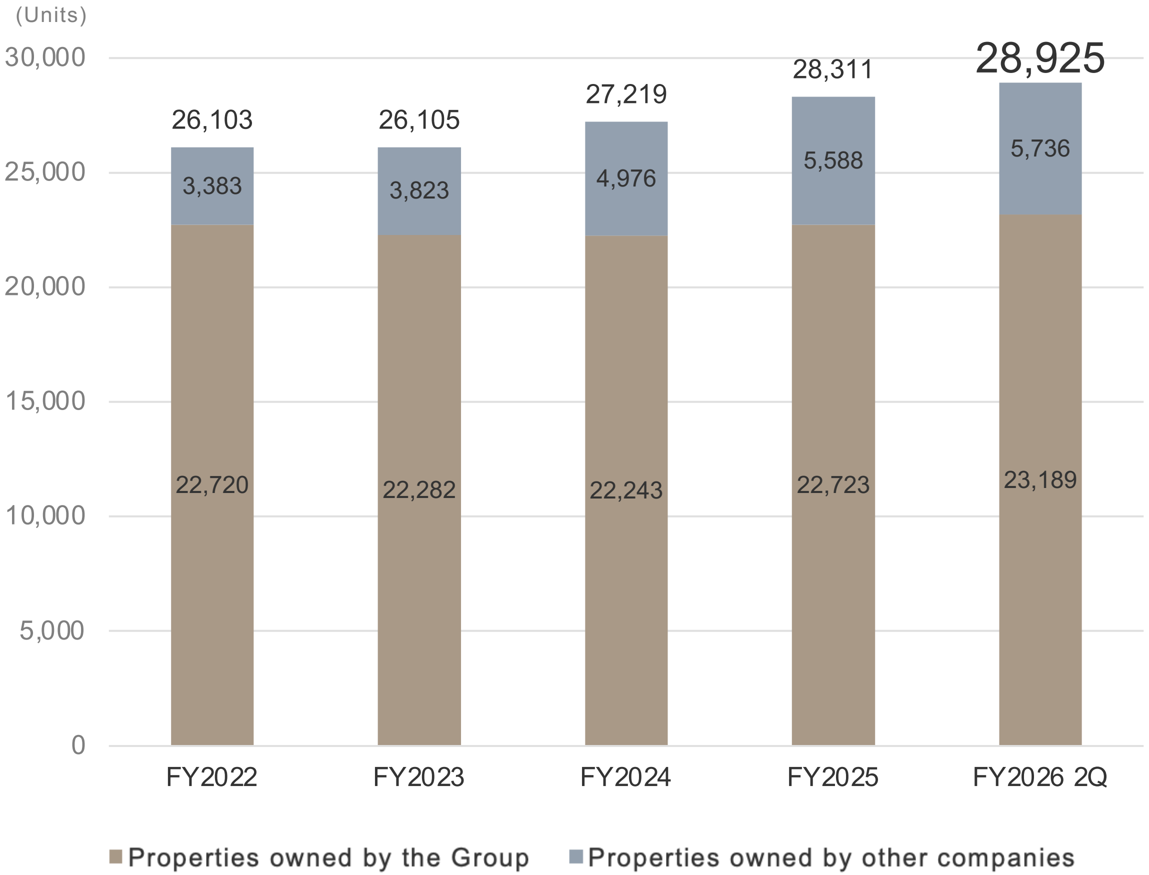
Number of real estate intermediated



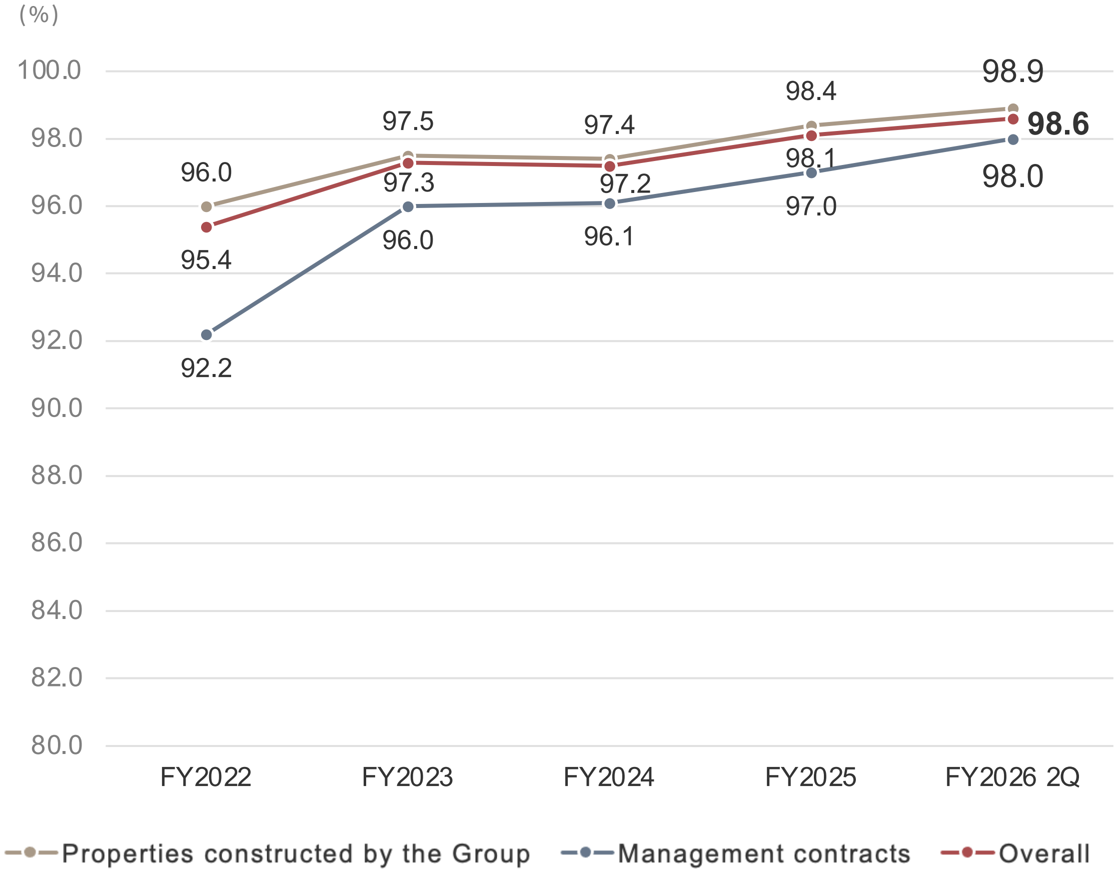
KPIs Related to Recurring Income

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



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

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

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	-	-
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	-	-
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	-	-
Number of client companies of our DX services	43	46	48	51	52	56	59	60	61	61	-	-
robot home business												
Number of inquiries	1,035	1,226	757	775	1,106	1,515	1,685	1,522	2,503	2,426	-	-
Number of property owners	2,148	2,172	2,205	2,227	2,263	2,270	2,280	2,327	2,355	2,389	-	-
Number of projects	59	70	98	141	117	133	173	226	175	201	-	-
Number of real estate delivered (Cumulative period)	8	17	33	65	3	16	53	116	10	42	-	-
Number of real estate intermediated (Cumulative period)	36	91	164	220	56	110	180	256	72	143	-	-
Managed properties (Total)	26,319	26,504	26,883	27,219	27,298	27,515	27,627	28,311	28,846	28,925	-	-
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	-	-
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	-	-
Occupancy rate (Overall)	98.0%	97.4%	97.1%	97.2%	98.4%	98.0%	97.8%	98.1%	99.2%	98.6%	-	-
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%	-	-
Management contract	96.4%	96.0%	95.6%	96.1%	97.4%	96.8%	97.1%	97.0%	98.3%	98.0%	-	-

Providing next-generation DX rental housing

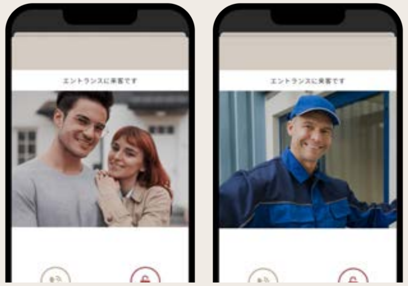
CASE 01 | HOME ENTRANCE

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 (Intercom for multiple dwelling)	In front of individual entrance (Intercom for individual entrance)	Before entry (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

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

Providing next-generation DX rental housing

CASE 03 | OUTDOOR CAMERA

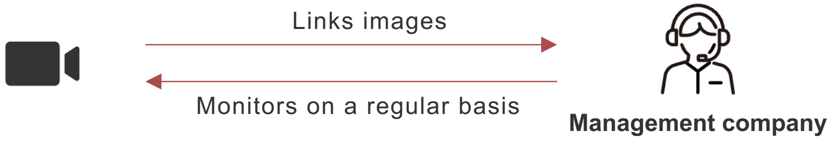
Outdoor security camera effective for crime prevention

- **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 claim.

* Sample of an actual image



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.

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 nature sensor remotes 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 a nature sensor 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.

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.

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!

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.

Universal demand for security

Fitness for a new lifestyle

Possibility of DX rental housing

Rankings of popular facilities for real properties designed for single persons

Ranking (ranking in the previous survey)	Facility	robot home property specifications
1(4)	High-speed internet	◯
2(3)	Entrance that locks automatically	◯
3(1)	Free internet connection	◯
4(2)	Delivery box	◯
5(7)	Independent washstand	◯
6(5)	Bathroom ventilating and drying device	◯
7(8)	Garage	△
8(-)	24-hour waste disposal area	—
9(-)	City gas	◯
10(-)	Air conditioner	◯

* Source: Zenkoku Chintai Jutaku Shinbun (Nationwide Rental Housing Newspaper) (Oct. 2025)
* Some properties do not have all of the above facilities.

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).

(*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)

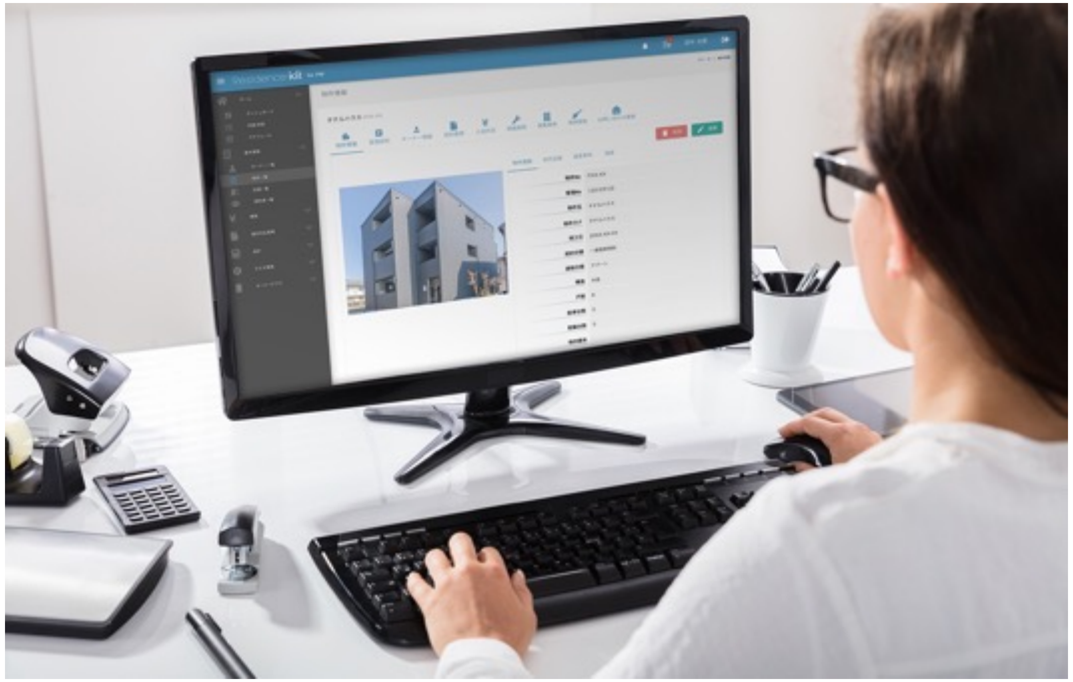
List of DX-certified operators (in Japanese)

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

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.



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 agents 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.

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.

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.