Translation

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Summary of Consolidated Financial Results for the First Quarter of the Fiscal Year, 2026 (FY06/2026) (Japanese GAAP)

November 14, 2025

Company name: AMBITION DX HOLDINGS Co., Ltd.

Stock exchange listing: Tokyo Stock Exchange

Stock code: 3300

URL: https://www.am-bition.jp

Representative: Takeshi Shimizu, President and Representative Director

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Management Division

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Scheduled date for dividend payment: No Supplementary materials for financial summaries: Yes Financial results briefing: No

(Amounts of less than one million yen are rounded down.)

1. Consolidated financial results of the first quarter of FY06/2026 (from July 1, 2025 to September 30, 2025)

(1) Consolidated operating results (cumulative)

	Net sal	les	Operating	Operating profit Or		Ordinary profit		Net profit attributable to owners of parent	
	million yen	%	million yen	%	million yen	%	million yen	%	
1Q of FY06/2026	10,941	(27.2)	460	(71.1)	332	(78.0)	211	(77.7)	
1Q of FY06/2025	15,038	111.8	1,594	-	1,510	-	947	-	

(Note) Comprehensive income: 1Q of FY06/2026: 204 million yen [(78.3)%]; 1Q of FY06/2025: 940 million yen (-%)

	Basic earnings per share	Diluted earnings per share
	yen	yen
1Q of FY06/2026	29.67	27.18
1Q of FY06/2025	136.31	125.76

(2) Consolidated financial positions

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	Total assets	Net assets	Equity ratio	Net assets per share
	million yen	million yen	%	yen
1Q of FY06/2026	41,575	7,819	18.8	1,095.08
End of FY06/2025	39,308	8,362	21.2	1,171.51

(Reference) Owner's equity: 1Q of FY06/2026: 7,795 million yen; End of FY06/2025: 8,340 million yen **2. Cash dividends**

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		Annual dividends per share						
	End of first quarter	End of second quarter	End of third quarter	Fiscal year-end	Total			
	yen	yen	yen	yen	yen			
FY06/2025	-	0.00	-	105.00	105.00			
FY06/2026	-							
End of FY06/2026 (forecast)		0.00	-	110.00	110.00			

(Note) Revisions to the most recently announced dividend forecast: No

(Note) Breakdown of annual dividends for FY06/2025: Ordinary dividend 55.00 yen, Commemorative dividend 50.00 yen

3. Consolidated earnings forecasts for FY06/2026 (from July 1, 2025 to June 30, 2026)

	Net sa	les	Operating	profit	Ordinary profit		Net profit attributable to owners of parent		Basic earnings per share
FY06/2026	million yen 64,144	% 22.5	million yen 4,800	% 21.6	million yen 4,143	% 17.6	million yen 2,776	% 18.1	yen 389.95

(Note) Revisions to the most recent financial forecast: No

* Notes

- (1) Significant changes in the scope of consolidation during the period: No
 - Newly included (Company name) -, Excluded (Company name) -
- (2) Application of specific accounting for the consolidated quarterly financial statements: No
- (3) Changes in accounting policies, Changes in accounting estimates, Retrospective restatement
 - (i) Changes in accounting policies based on revisions of accounting standard: No
 - (ii) Changes in accounting policies other than (i): No
 - (iii) Changes in accounting estimates: No
 - (iv) Retrospective restatement: No
- (4) Number of issued shares (common stock)
- (i) Total number of issued shares at the end of the period (including treasury shares)

September 30, 2025	7,119,200 shares
June 30, 2025	7,119,200 shares

(ii) Number of treasury shares at the end of the period

September 30, 2025	93 shares
June 30, 2025	93 shares

(iii) Average number of shares during the period (cumulative from the beginning of the fiscal year)

1Q of FY06/2026	7,119,107 shares
1Q of FY06/2025	6,952,446 shares

^{*} Review of attached consolidated quarterly financial statements by a certified public accountant or an audit firm: No

The forward-looking statements such as performance forecasts contained in this document are based on information currently available to the Company and on certain assumptions that are deemed reasonable. They are not intended as a guarantee of achievement by the Company. Actual results may differ significantly due to various factors. For the conditions underlying the forecasts and notes on the use of forecasts, please refer to the attached document, page 3, "1. Qualitative Information regarding the Current Quarterly Financial Results, (3) Explanation regarding Forward-looking Statements such as Consolidated Forecasts."

^{*} Note on the appropriate use of forecasts and other special items

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1. Qualitative Information regarding the Current Quarterly Financial Results

(1) Explanation regarding Operating Results

During the current first quarter consolidated cumulative period, the environment surrounding our group continued to recover moderately, although the impact of U.S. trade policies was observed, particularly in the automotive industry. Personal consumption and capital investment showed signs of picking up, and the employment situation also showed signs of improvement. However, the outlook remains uncertain due to factors such as fluctuations in the financial and capital markets, the impact of rising prices on consumption, and downside risks from trade policies.

In this business environment, our group is promoting various initiatives with the aim of transforming the real estate business through DX and becoming a unique real estate digital platformer that integrates digital and real aspects. Since our listing in September 2014, our business performance has steadily expanded, with net sales substantially growing approximately eightfold and operating profit increasing approximately twenty-onefold.

In the medium-term management plan starting with the fiscal year ended June 2024, we made a significant upward revision to the plan after achieving higher-than-expected increases in both sales and profits in the first year (fiscal year ended June 2024). As we also achieved increased profits in the following fiscal year ended June 2025, we revised the plan upward again. For the final year, the fiscal year ending June 2026, we are aiming at net sales of 64.1 billion yen and operating profit of 4.8 billion yen.

During the current first quarter consolidated cumulative period, our core Leasing DX Property Management Business segment continued to increase the number of managed units, while productivity improved in both property management contracting and the process from tenant move-out to new tenant recruitment, thanks to the 'AMBITION Cloud' rental management system. In addition, investments in human resources proved effective, resulting in enhanced leasing capabilities, and the sublease occupancy rate remained high at 98.0%. Sales/Purchase DX Investment Business segment saw both procurement and sales progressing smoothly as planned. At VERITAS INVESTMENT, a subsidiary comprising the Sales/Purchase DX Investment Business segment, number of units sold had temporarily increased in the same period of the previous year due to concentration of sales (handover) of in-house developed properties. However, in the current first quarter, there were no handovers of such in-house developed properties, resulting in a decrease in the number of units sold as compared to the same period of the previous year. In our own Investment Division, we focused on procurement and sales of pre-owned properties and secured profits as planned. Real Estate DX Business, which falls under Other Business segment, is mainly advancing development of the tenant DX app 'AMBITION Me', aiming to improve tenant satisfaction and engagement and maximize LTV (customer's lifetime value). In addition, facilitation of proactive M&A and alliance is under consideration.

As a result, for the current first quarter consolidated cumulative period, Net sales was 10,941,229 thousand yen (down 27.2% YoY, a decrease by 4,097,121 thousand yen), Operating profit was 460,374 thousand yen (down 71.1% YoY, a decrease by 1,134,504 thousand yen), Ordinary profit was 332,597 thousand yen (down 78.0% YoY, a decrease by 1,178,204 thousand yen), and Net profit attributable to owners of parent was 211,201 thousand yen (down 77.7% YoY, a decrease by 736,493 thousand yen).

In addition, from the current fiscal year, due to a decrease in materiality, Incubation Business segment has been reclassified under Other Business segment.

(Leasing DX Property Management Business)

This segment is the core business of our group, and primarily engages in subleasing of residential real estates. Our basic policy is to increase number of managed units and maintain a high occupancy rate. Through 'AMBITION Cloud', which digitalizes all operations related to real estate rental management, we are achieving greater operational efficiency and improved productivity.

During the current first quarter consolidated cumulative period, number of managed units increased steadily to 27,391 (an increase by1,567 YoY), and number of subleased ones increased to 15,775 (an increase by1,465 YoY). Occupancy rate of subleased units at the end of the first quarter was 98.0% (which had been98.2% at the end of the same period of the previous year).

As a result, Net sales was 5,656,414 thousand yen (up 12.3% YoY, an increase by 618,050 thousand yen), and Segment profit (Operating profit) was 695,537 thousand yen (up 41.2% YoY, an increase by 203,031 thousand yen).

(Leasing DX Leasing Brokerage Business)

This segment engages in rental property brokerage services, primarily focusing on properties managed by our company. Our subsidiaries, AMBITION AGENCY (which operates 'ROOMPIA') and AMBITION VALOR (which operates 'VALOR'), operate a total of 15 shops: 6 in Tokyo, 8 in Kanagawa Prefecture, and 1 in Saitama Prefecture. Strong leasing capabilities of this segment contribute to maintaining a high occupancy rate (98.0%) in our core Property Management Business segment.

During the current first quarter consolidated cumulative period, we continued our efforts into personnel downsizing for data entry operations and increasing the number of inquiries by utilizing the AI×RPA tool named 'RAC·TECH'. In addition to

strengthening our traditional non-face-to-face services such as web-based customer acquisition through enhanced advertising strategies, remote customer service, VR property viewings, and our proprietary electronic signature 'AMBITION Sign' for electronic contract packages, we also focused on strengthening sales activities to corporate clients and students. Through these initiatives, we promoted enhancement of customer experience value in the process of finding properties.

As a result, Net sales was 199,618 thousand yen (up 12.4% YoY, an increase by 21,972 thousand yen), and Segment loss (Operating loss) was 31,326 thousand yen (which had been 53,580 thousand yen in the same period of the previous year).

(Sales/Purchase DX Investment Business)

This segment is conducted by our subsidiary, VERITAS INVESTMENT (hereinafter, "VERITAS") which focuses on sales of newly built designer's condominiums for investment developed in-house with particular attention to "location," "design" and "equipment specifications," as well as by our own Investment Division which mainly engages in renovation and sales of condominiums with an emphasis on location, leveraging its ability to source properties through various channels. In addition, this segment is characterized by procurement of high value-added properties mainly in Tokyo and the greater metropolitan area, which leads to sales of high-priced properties and high gross profit per transaction.

During the current first quarter consolidated cumulative period, at VERITAS, number of units sold increased from the same period of the previous year due to concentration of sales (handover) of in-house developed properties. However, in the current first quarter, there were no handover of these in-house developed properties, resulting in 53 units sold (a decrease by 70 units as compared to the same period of the previous year). In our Investment Division, taking into account the rise in unit prices of handled properties and strengthening procurement with a solid focus on risks, number of units sold was 11 (a decrease by 2 as compared to the same period of the previous year). As a result, total number of units sold by this segment was 64 (a decrease by 72 as compared to the same period of the previous year).

Consequently, Net sales was 4,743,623 thousand yen (down 50.1% YoY, a decrease by 4,756,237 thousand yen), and Segment profit (Operating profit) was 475,105 thousand yen (down 72.0% YoY, a decrease by 1,221,681 thousand yen).

(Other Business)

Real Estate DX Business subsegment (including an overseas subsidiary engaging in system development), Small Amount and Short Term Insurance Business, ZEH/Utilities Business, and Incubation Business are collectively classified as Other Business.

In the Real Estate DX Business subsegment, we are prioritizing internal DX initiatives by developing the next-generation core rental management system named 'AMBITION Cloud', at our overseas subsidiary, AMBITION VIETNAM, etc. In the Leasing DX Business segments, DX is being promoted by integrating IT-based explanations of important matters and 'AMBITION Sign' (our proprietary electronic signature system utilizing blockchain technologies), thereby enabling packaged electronic contracts. In addition, our tenant DX app 'AMBITION Me' provides a variety of services throughout the processes of moving in, renewal, and moving out, including online medical consultations, useful housing-related services, and an FAQ service utilizing generative AI.

In the Small Amount and Short Term Insurance Business subsegment, we continued to steadily acquire new contracts during the current first quarter consolidated cumulative period, and our group is also promoting DX through the system 'MONOLITH' developed by our subsidiary which enables a fully paperless process from application to payment.

In the ZEH/Utilities Business subsegment, our subsidiary DRAFT Co., Ltd. is engaged in utilities business, which includes agency operations for opening and switching services of utilities operators, as well as sales of water servers and other related products.

We are generating synergistic effects with the Leasing DX Business segments by providing services to tenants of our managed properties and customers of our rental brokerage services.

In the Incubation Business subsegment, our subsidiary AMBITION VENTURES invests in venture companies that have a high affinity with our group, forms capital and business alliances, and provides support to investee companies. During the current first quarter consolidated cumulative period, we sold off one company and, in total, have invested in 32 venture companies.

As a result, Net sales was 341,573 thousand yen (up 5.9% YoY, an increase by 19,092 thousand yen), and Segment loss (Operating loss) was 61,290 thousand yen (which had been 13,716 thousand yen in the same period of the previous year).

(2) Explanation regarding Financial Positions

Total assets at the end of the first quarter consolidated accounting period amounted to 41,575,393 thousand yen, an increase by 2,267,131 thousand yen as compared to the end of the previous consolidated fiscal year. This was mainly due to increases by 2,365,368 thousand yen in Real estate for sale, 1,224,568 thousand yen in Land, and 525,721 thousand yen in Buildings and structures on one hand, whereas e decreased by 1,796,446 thousand yen in Cash and deposits and decreased by 65,166 thousand yen in Real estate for sale in process on the other.

Total liabilities amounted to 33,755,933 thousand yen, an increase by 2,810,580 thousand yen as compared to the end of the previous consolidated fiscal year. This was mainly due to increases by 2,499,200 thousand yen in Short-term borrowings and 2,264,497 thousand yen in Long-term borrowings on one hand, whereas a decrease by 1,082,636 thousand yen in Current portion of long-term borrowings, a decrease by 682,345 thousand yen in income taxes payable, and a decrease by 159,642 thousand yen in Provision for bonuses on the other.

Total net assets amounted to 7,819,460 thousand yen, meaning a decrease by 543,448 thousand yen as compared to the end of the previous consolidated fiscal year. This was mainly due to Net profit attributable to owners of parent of 211,201 thousand yen and Dividend payments to shareholders of 747,506 thousand yen.

(3) Explanation regarding Forward-looking Statements such as Consolidated Forecasts

For the current first quarter consolidated cumulative period, as of now, we have maintained the consolidated forecasts announced for the fiscal year ending June 30, 2026, on August 14, 2025.

In the future, if we determine that corrections are necessary, we will promptly provide notification.

	Previous consolidated fiscal year (June 30, 2025)	Current first quarter consolidated fiscal period (September 30, 2025)
Assets		
Current assets		
Cash and deposit	8,570,268	6,773,821
Trade accounts receivable	471,359	425,490
Real estate for sale	14,147,684	16,513,053
Real estate for sale in process	6,054,232	5,989,065
Supplies	6,712	6,796
Operational investment securities	274,836	255,295
Other	746,216	808,207
Allowance for doubtful accounts	(15,850)	(24,897)
Total current asset	30,255,460	30,746,832
Non-current assets		
Property, plant, and equipment		
Buildings and structures, net	1,757,043	2,282,764
Land	4,784,599	6,009,167
Other (net)	73,906	69,496
Total property, plant and equipment, net	6,615,548	8,361,428
Intangible assets		
Goodwill	558,377	603,407
Other	431,911	415,032
Total intangible assets	990,289	1,018,439
Investment and other assets		
Investment securities	18,040	18,382
Guarantee deposits	193,824	192,533
Deferred tax assets	500,724	458,716
Other	842,360	890,445
Allowance for doubtful accounts	(108,138)	(111,446)
Total investment and other assets	1,446,810	1,448,631
Total non-current assets	9,052,648	10,828,499
Deferred assets		
Bond issuance costs	152	61
Total deferred assets	152	61
Total assets	39,308,261	41,575,393

		(thousand yen
	Previous consolidated fiscal year (June 30, 2025)	Current first quarter consolidated fiscal period (September 30, 2025)
Liabilities		
Current liabilities		
Trade accounts payable	468,409	440,210
Short-term borrowings	7,517,600	10,016,800
Current portion of long-term borrowings	4,474,487	3,391,851
Current portion of bonds payable	16,500	16,500
Accounts payable	200,171	177,660
Accrued expenses	360,431	366,282
Income taxes payable	774,770	92,425
Accrued consumption taxes	226,756	38,670
Advances from customers	1,835,885	1,876,565
Operating deposits received	283,987	260,370
Provision for bonuses	207,607	47,965
Other	296,050	470,982
Total current liabilities	16,662,658	17,196,284
Non-current liabilities		
Long-term borrowings	13,181,210	15,445,707
Provisions for retirement benefits for directors	50,688	66,800
Long-term guarantee deposits	873,051	879,077
Deferred tax liabilities	7,878	4,533
Other	169,865	163,529
Total non-current liabilities	14,282,694	16,559,648
Total liabilities	30,945,352	33,755,933
Net assets		
Shareholders' equity		
Share capital	482,483	482,483
Capital surplus	564,932	564,932
Retained earnings	7,271,586	6,735,281
Treasury shares	(99)	(99)
Total shareholders' equity	8,318,903	7,782,598
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	21,370	12,839
Foreign currency translation adjustment	(189)	550
Total accumulated other comprehensive income	21,181	13,390
Share acquisition rights	2,798	2,798
Non-controlling interests	20,026	20,673
Total net assets	8,362,909	7,819,460
Total liabilities and net assets	39,308,261	41,575,393
Total habilities and het assets	37,300,201	+1,373,393

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

First quarter consolidated cumulative period

Net profit attributable to non-controlling interests

Net profit attributable to owners of parent

(thousand yen) Current first quarter Previous first quarter consolidated cumulative period consolidated cumulative period (from July 1, 2024 (from July 1, 2025 to September 30, 2024) to September 30, 2025) Net sales 15,038,351 10,941,229 Cost of sales 11,865,714 8,814,180 Gross profit 3,172,636 2,127,049 Selling, general and administrative expenses 1,577,757 1,666,674 1,594,879 460,374 Operating profit Non-operating income Interest income 426 5,821 Dividend income 40 461 0 Commission income 0 Foreign exchange gains 1,198 Gain on investments in partnerships 5,980 2,857 600 1,625 Government grant income 2,244 3,397 Proceeds from miscellaneous income Total non-operating income 10,491 14,163 Non-operating expenses Interest expense 62,298 117,191 182 91 Amortization of bond issuance costs 1,147 Foreign exchange losses 31,499 23,426 Commission expenses Miscellaneous losses 587 82 Total non-operating expenses 94,568 141,940 Ordinary profit 1,510,802 332,597 Extraordinary losses Loss on sales of non-current assets 13 16,656 Office relocation expenses Loss on retirement of fixed assets 0 16,670 0 Total extraordinary losses 1,494,131 332,597 Net profit before income taxes Income taxes 571,423 78,278 Income taxes - deferred (25,441)42,470 Total income taxes 545,981 120,749 Net profit 948,150 211,848

455

947,694

647

211,201

(thousand yen)

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	Previous first quarter consolidated cumulative period (from July 1, 2024 to September 30, 2024)	Current first quarter consolidated cumulative period (from July 1, 2025 to September 30, 2025)
Net profit	948,150	211,848
Other comprehensive income (loss)		
Valuation difference on available-for-sale securities	(5,464)	(8,531)
Foreign currency translation adjustment	(1,691)	739
Total other comprehensive income (loss)	(7,156)	(7,791)
Comprehensive income	940,994	204,057
Comprehensive income attributable to		
Quarterly comprehensive income attributable to owners of the parent	940,538	203,409
Quarterly comprehensive income attributable to non- controlling interests	455	647

(3) Notes to the Quarterly Consolidated Financial Statements

(Notes regarding the Assumption of a Going Concern)

There are no applicable items.

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

There are no applicable items.

(Segment Information, etc.)

[Segment Information]

I Previous first quarter consolidated cumulative period (from July 1, 2024 to September 30, 2024)

1. Information on net sales and profit or loss by reportable segment

(thousand yen)

	Reportable segment					
	Leasing DX Property Management Business	Leasing DX Leasing Brokerage Business	Sales/Purchase DX Investment Business	Total	Others (Note)	Total
Net sales						
Net sales to external customers	5,038,363	177,645	9,499,861	14,715,870	322,480	15,038,351
Internal net sales or transfers between segments	16,409	27,621	-	44,030	19,448	63,479
Total	5,054,773	205,266	9,499,861	14,759,901	341,928	15,101,830
Segment profit (loss)	492,506	(53,580)	1,696,787	2,135,713	(13,716)	2,121,997

(Note) The "Others" category represents business segments not included in the reportable segments, and includes Real Estate DX Business (including an overseas subsidiary engaging in system development), Small Amount and Short Term Insurance Business, ZEH/Utilities Business, and the Incubation business.

2. Total amount of profit or loss for reportable segments, difference between this total and the amount recorded in the quarterly consolidated statement of income, and main components of this difference (matters related to reconciliation of differences)

(thousand yen)

Profit	Amount
Total for reportable segments	2,135,713
Profit in the "Other" category	(13,716)
Company-wide expenses (Note)	(527,117)
Operating profit on the Quarterly Consolidated Statement of Income	1,594,879

(Note) Company-wide expenses mainly consist of selling, general and administrative expenses that are not attributable to any reportable segment.

II Current first quarter consolidated cumulative period (from July 1, 2025 to September 30, 2025)

1. Information on net sales and profit or loss by reportable segment

(thousand yen)

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

- (Note) The "Others" category represents business segments not included in the reportable segments, and includes Real Estate DX Business (including an overseas subsidiary engaging in system development), Small Amount and Short Term Insurance Business, ZEH/Utilities Business, and Incubation Business.
 - 2. Difference between the total amount of profit or loss for reportable segments and the amount recorded in the quarterly consolidated statement of income, and the main components of such difference (Matters related to reconciliation of differences)

(thousand yen)

Profit	Amount
Total for reportable segments	1,139,316
Profit in the "Other" category	(61,290)
Company-wide expenses (Note)	(617,652)
Operating profit on the Quarterly Consolidated Statement of Income	460,374

- (Note) Company-wide expenses mainly consist of selling, general and administrative expenses that are not attributable to any reportable segment.
 - 3. Matters related to changes in reportable segments

(Change in reportable segment classification)

From the current first quarter consolidated fiscal period, as the significance of the 'Incubation Business' segment has declined, it has been reclassified under 'Others'.

Note: The segment information for the previous first quarter consolidated cumulative period is disclosed based on the revised segment classifications.

(Notes to the Statement of Cash Flows)

Quarterly consolidated statement of cash flows for the current first quarter consolidated cumulative period has not been prepared. Depreciation (including amortization of intangible assets other than goodwill) and amortization of goodwill for these three months are as follows.

	Previous first quarter consolidated cumulative period (from July 1, 2024 to September 30, 2024	Current first quarter consolidated cumulative period (from July 1, 2025 to September 30, 2025	
	(thousand yen)	(thousand yen)	
Depreciation	55,184	68,896	
Amortization of goodwill	43,811	40,403	

(Significant Subsequent Events)

There are no significant subsequent events to be reported.