

September 1, 2026
To whom it may concern

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(Correction) Notice Regarding Partial Correction of “Financial Results Presentation for the Fiscal Year Ended June 2026”

AMBITION DX HOLDINGS Co., Ltd. (the “Company”) hereby announces that it has partially corrected the “Financial Results Presentation for the Fiscal Year Ended June 2026” released on August 13, 2026.

1. Reason for the correction

As described in “Notice Regarding Recording of Extraordinary Loss and Partial Correction of (Correction) ‘Summary of Consolidated Financial Results for the Fiscal Year Ended June 30, 2026 [Japanese GAAP],’ ‘Notice Regarding Differences between Full-Year Consolidated Earnings Forecasts and Actual Results for the Fiscal Year Ended June 30, 2026’ and ‘Financial Results Presentation for the Fiscal Year Ended June 2026’” released today, the Company recorded an impairment loss of 238,340 thousand yen under extraordinary losses for the entire unamortized balance of goodwill related to DRAFT Inc., a consolidated subsidiary, and reversed deferred tax assets of 28,517 thousand yen related to the said company, resulting in the correction of the financial results for the fiscal year ended June 30, 2026.

2. Details of the correction

The corrected portions are underlined. As the corrections extend to numerous parts, only the full version after the correction is provided hereafter. Main corrected figures are as follows.

	Before correction	After correction
Net income attributable to owners of parent	2,312 million yen	2,045 million yen
Net income per share	323.98 yen	286.59 yen

End



(Correction) Financial Results Presentation

Fiscal Year Ended June 2026

AMBITION DX HOLDINGS Co., Ltd.

Securities Code: 3300

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Executive Summary

(FY6/26 Results)

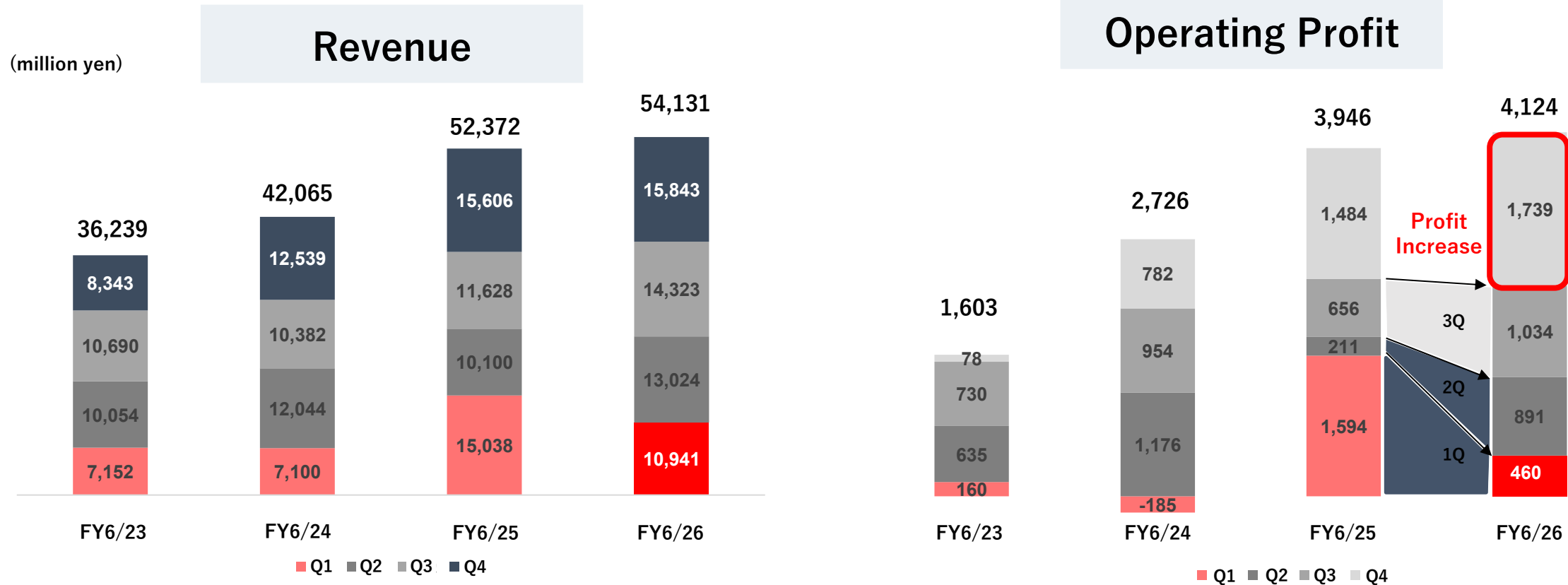
- Revenue: 54.1 billion yen, Operating Profit: 4.1 billion yen, both **hitting record highs**. Ordinary Profit decreased slightly due to an increase in interest expenses. Net Income decreased due to recording the entire goodwill as impairment loss (about 238 million yen) and reversing deferred tax assets, for the purpose of business reconstruction in DRAFT Inc.
- Both Revenue and Operating Profit **increased for 6 consecutive terms**.

(FY6/27 Forecasts)

- Forecasts for FY6/27 indicate continued revenue and profit growth, with a planned dividend of 112 yen, marking the 7th consecutive term of dividend increases.
Revenue: **60.0 billion yen (+10.8% YoY)**, **Operating Profit: 5.1 billion yen (+23.6% YoY)**
Net Income: 2.6 billion yen (+27.1% YoY)
Dividend Forecast: **112 yen**

Financial Performance Trends (Stacked Quarterly)

- In Q4 alone, Revenue reached 15,843 million yen and Operating Profit 1,739 million yen, both record highs on a quarterly basis, **achieving increases in Revenue and Operating Profit.**



Financial Highlights

Increase in Revenue and Operating Profit (6 consecutive terms)

Revenue

¥ **54,131** million
 (YoY + ¥1,758 million, +3.4%)

Operating Profit

¥ **4,124** million
 (YoY + ¥178 million, +4.5%)

- Leasing DX Property Management Business

Record-high revenue

Operating Profit: **3,169 million yen (+31.4%YoY)**

Realized productivity improvements through DX promotion, contributing to a high occupancy rate.

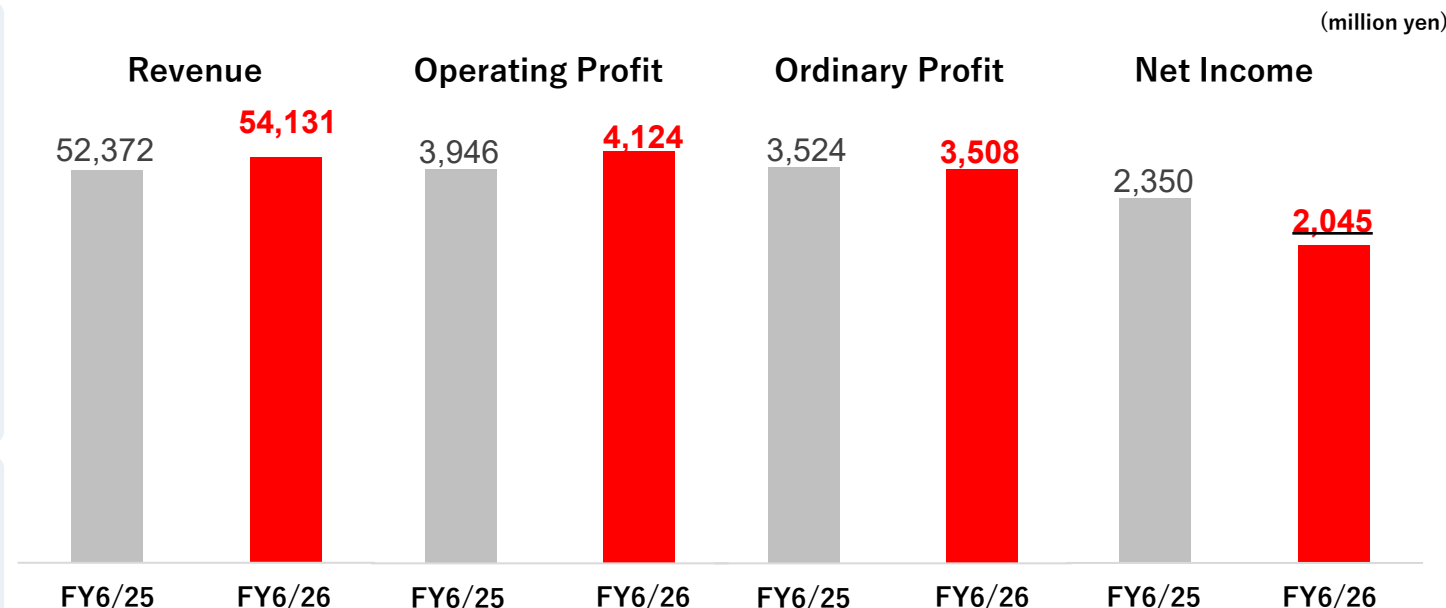
- Sales/Purchase DX Investment Business

Revenue remained on par with the previous year, despite a delay in large-scale projects in the purchase and resale business.

- Managed units: 28,427 (+1,073 YoY)**

- Subleased units: 16,437 (+816 YoY)**

- Occupancy rate: 98.4% (Industry avg.: 90.5%)**



News Highlights

Introduction of major news in Q4 FY6/26

News 1

**AI x DX
for further operational efficiency**

**"Site Exclusively for
Brokerage Agents"
Completely revamped for
process automation**

Promoting a complete revamp of
the "Site Exclusively for
Brokerage Agents".
Shifting the process from
application to contract
towards AI and automation.

(2026/08/13)

News 2

Asset Value Named "Authenticity"

**Launch of Official YouTube Channel
" Tokyo Luxury Condos "**

Yoshimasa Hoshiba x Designer
Residence: Starting YouTube room
tours to foster a desire for ownership
and empathy with properties

(2026/05/15)

News 3

**Opening a new base outside the
Tokyo metropolitan area**

**Leasing DX Brokerage Business
AMBITION AGENCY
Opened "Fukuoka Branch"**

Opened a strategic base, the first outside
the Tokyo metropolitan area,
to build a two-way network between
regional areas and the metropolitan area.
Aiming to create new revenue sources.

(2026/05/01)

Financial Results Overview (Consolidated)

Financial Results Overview

Increased revenue and profit (6 consecutive terms)

(Consolidated) Revenue and Operating Profit increased. Ordinary Profit slightly decreased (due to an increase in interest expenses).
Net Income decreased due to recording the entire goodwill as impairment loss (about 238 million yen) and reversing deferred tax assets, for the purpose of business reconstruction in DRAFT Inc.
(Leasing DX Property Management) **Significant profit increase.** Segment profit **increased by 31.4% (YoY).**
(Sales/Purchase DX Investment) Sales of some large-scale projects were delayed.

(million yen)

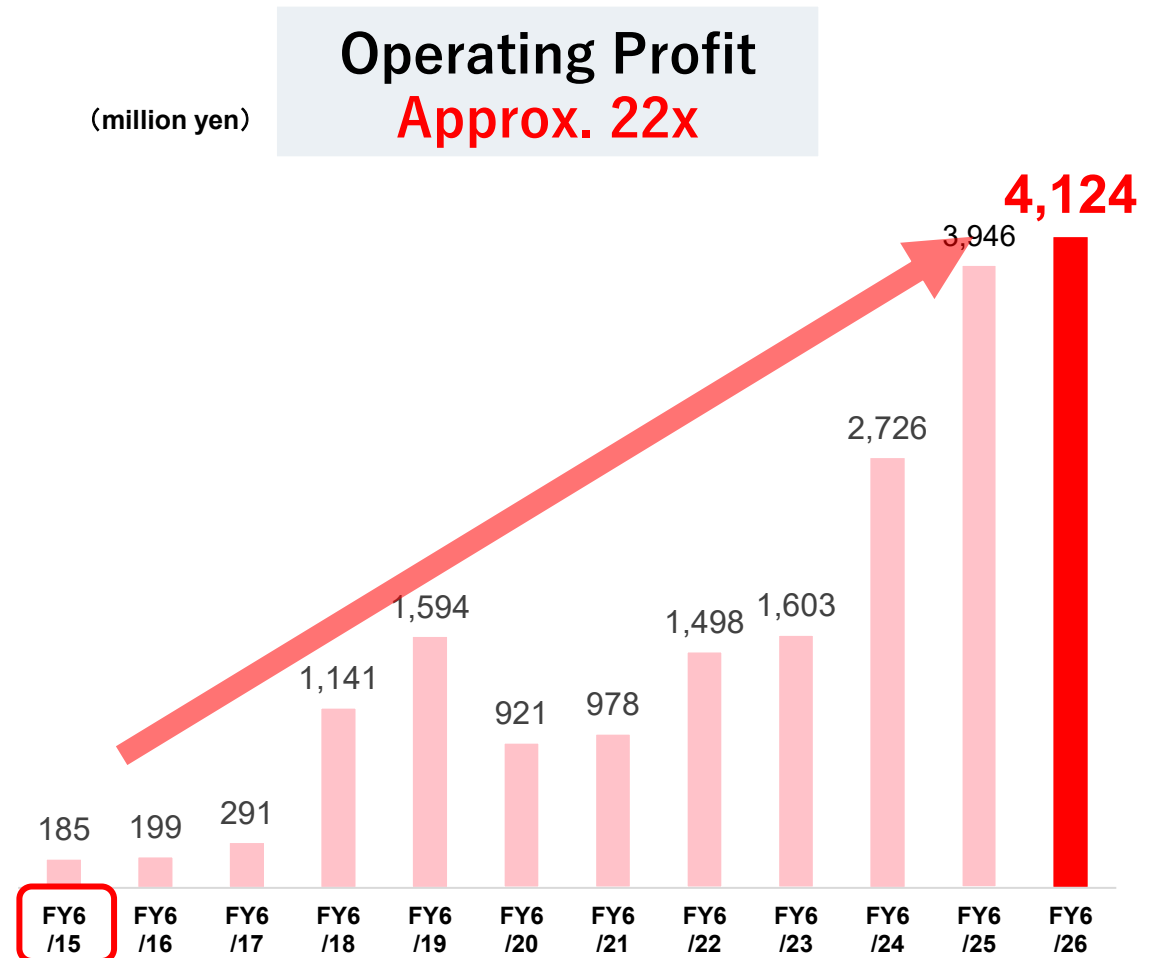
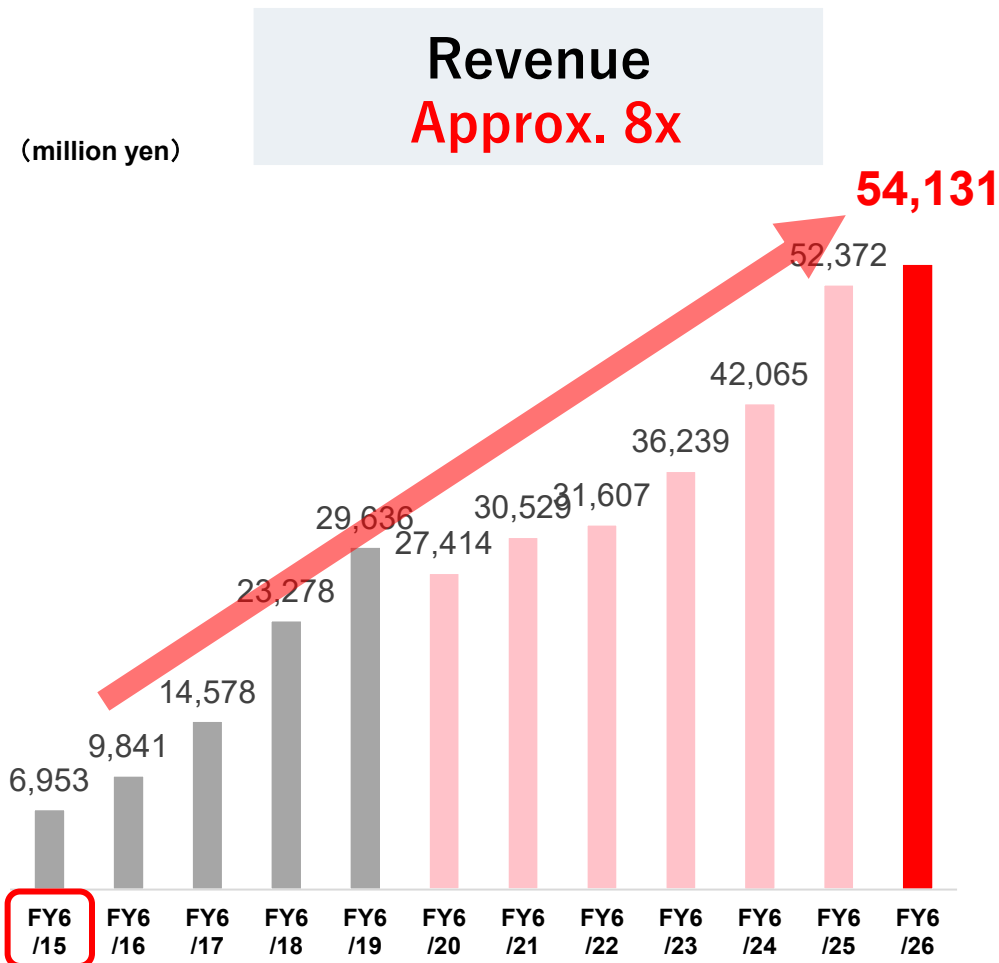
Consolidated	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Revenue	52,372	54,131	+3.4%	+1,758
Operating Profit	3,946	4,124	+4.5%	+178
Ordinary Profit	3,524	3,508	-0.5%	-16
Net Income	2,350	2,045	-13.0%	-305

Revenue by Segment	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Leasing DX Property Management	21,649	23,656	↑9.3%	↑2,006
Leasing DX Brokerage	1,020	1,083	↑6.2%	↑62
Sales/Purchase DX Investment	28,061	27,916	-0.5%	-145
Others / Real Estate DX Incubation	1,640	1,475	-10.1%	-164

Operating Profit by Segment	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Leasing DX Property Management	2,411	3,169	↑31.4%	↑758
Leasing DX Brokerage	54	78	↑44.2%	↑24
Sales/Purchase DX Investment	3,833	3,629	-5.3%	-204
Others / Real Estate DX Incubation	12	-147	-%	-159

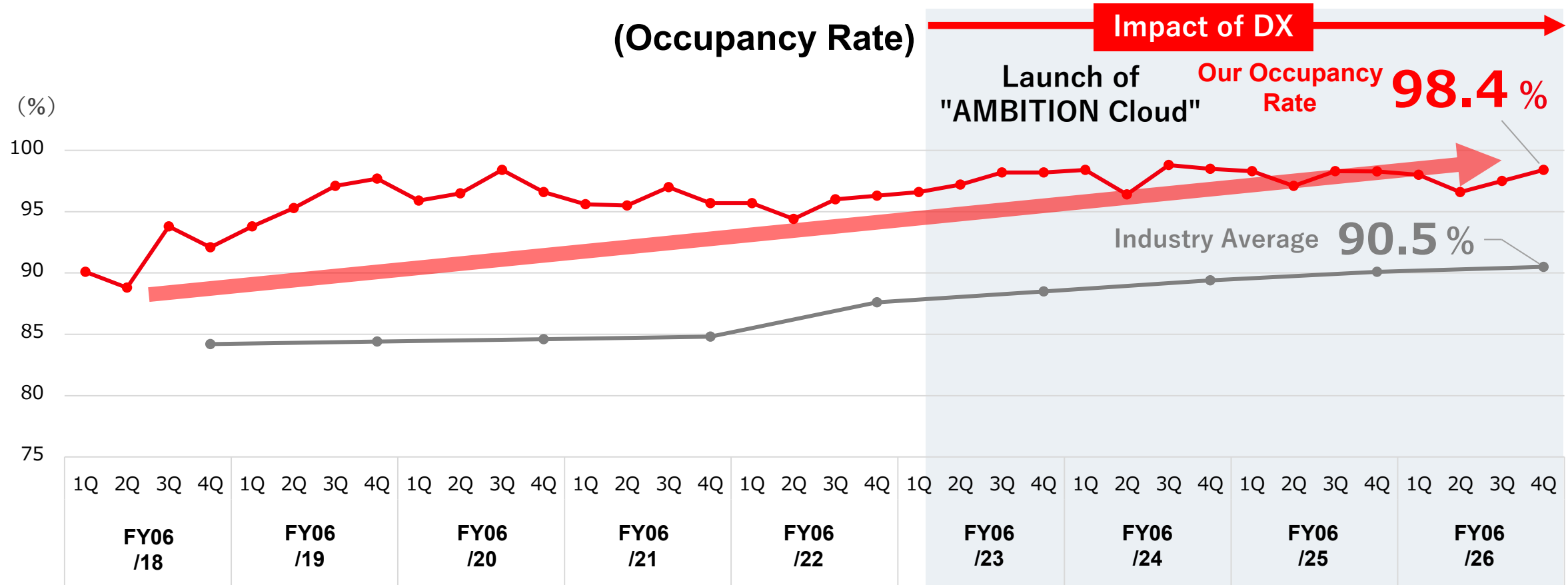
Trends in Revenue and Operating Profit since Listing

- Achieved increased revenue and profit for 6 consecutive terms
- Revenue: approx. 8x, Operating Profit: approx. 22x (vs. FY6/15)



Occupancy Rate

- Increase in managed units: Occupancy rate remains **high at 98.4%**.
- Since the launch of "AMBITION Cloud," operations have been significantly streamlined, resulting in improved productivity.
- Consistently exceeding the industry average (Latest industry average: 90.5%)

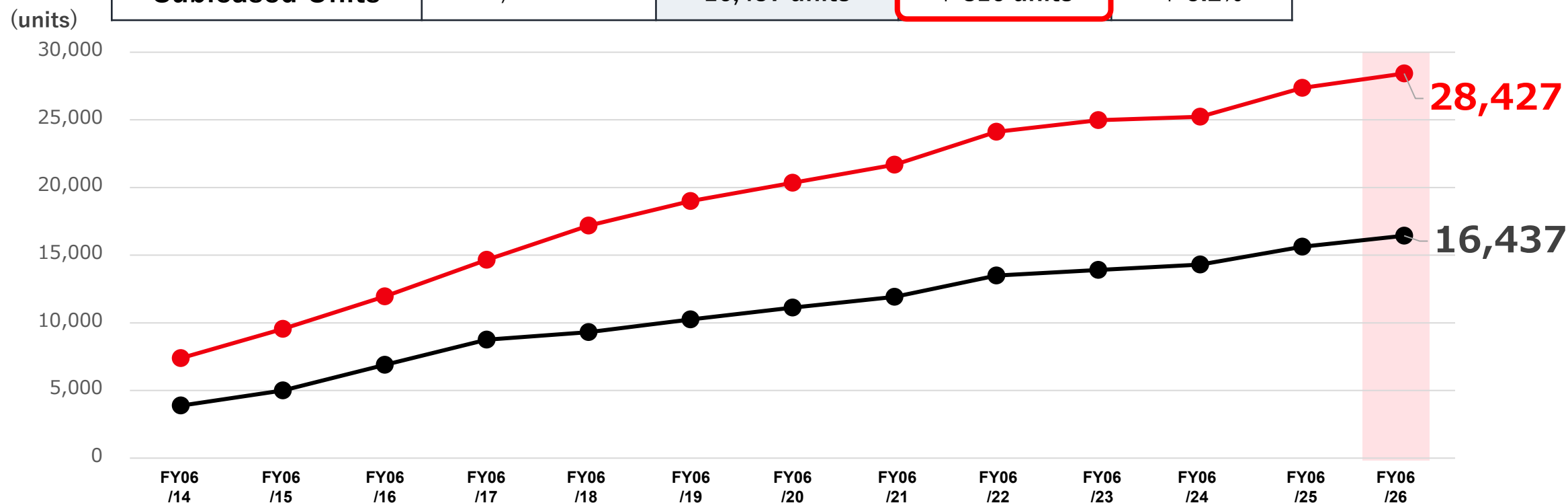


【Source for Industry Average】 TAS Corp., "Rental Housing Market Report" (Vacancy rate in Tokyo)

Managed Units

- Managed units: 28,427 units (+1,073 units YoY) / Subleased units: 16,437 units (+816 units YoY)
- Aiming for 30,000 managed units.

	FY6/25	FY6/26	YoY Change (units)	YoY Change (%)
Managed Units	27,354 units	28,427 units	+ 1,073 units	+ 3.9%
Subleased Units	15,621 units	16,437 units	+ 816 units	+ 5.2%



Income Statement

- Increased Revenue and Operating Profit for 6 consecutive terms.
Ordinary Profit decreased slightly due to an increase in interest expenses. Net Income decreased due to recording the entire goodwill as impairment loss (about 238 million yen) and reversing deferred tax assets, for the purpose of business reconstruction in DRAFT Inc.
- Leasing DX Property Management Business: **Significant profit increase**
- Sales/Purchase DX Investment Business: On par with the previous year due to project delays

(million yen)	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Revenue	52,372	54,131	+3.4%	+1,758
Gross Profit	10,647	10,967	+3.0%	+320
SG&A Expenses	6,701	6,842	+2.1%	+141
Operating Profit	3,946	4,124	+4.5%	+178
Non-operating Expenses (of which, interest expenses)	449 (335)	652 (564)	+45.3% (+68.2%)	+203 (+228)
Ordinary Profit	3,524	3,508	-0.5%	-16
Net Income Before Income Taxes	3,425	3,313	-3.3%	-112
Net Income	2,350	2,045	-13.0%	-305

Balance Sheet

- Increase in real estate for sale. Steady purchasing/inventory for FYE June 2027.
- Reduced lead time to sales, achieving a high inventory turnover rate.

(million yen)	FY6/25	FY6/26	+/- (Amount)
Current Assets	30,255	37,306	+7,050
Real Estate for Sale	14,147	21,018	+6,871
Real Estate for Sale in Process	6,054	4,997	-1,056
Non-Current Assets	9,052	<u>8,554</u>	<u>-498</u>
Total Assets	39,308	<u>45,860</u>	<u>±6,552</u>
Current Liabilities	16,662	21,182	+4,519
Non-Current Liabilities	14,282	14,907	+624
Net Assets	8,362	<u>9,770</u>	<u>±1,407</u>
Total Liabilities and Net Assets	39,308	<u>45,860</u>	<u>±6,552</u>

• Steady purchasing/inventory of real estate for sale.

• Steady commercialization of real estate for sale in process.

Financial Results Overview by Segment

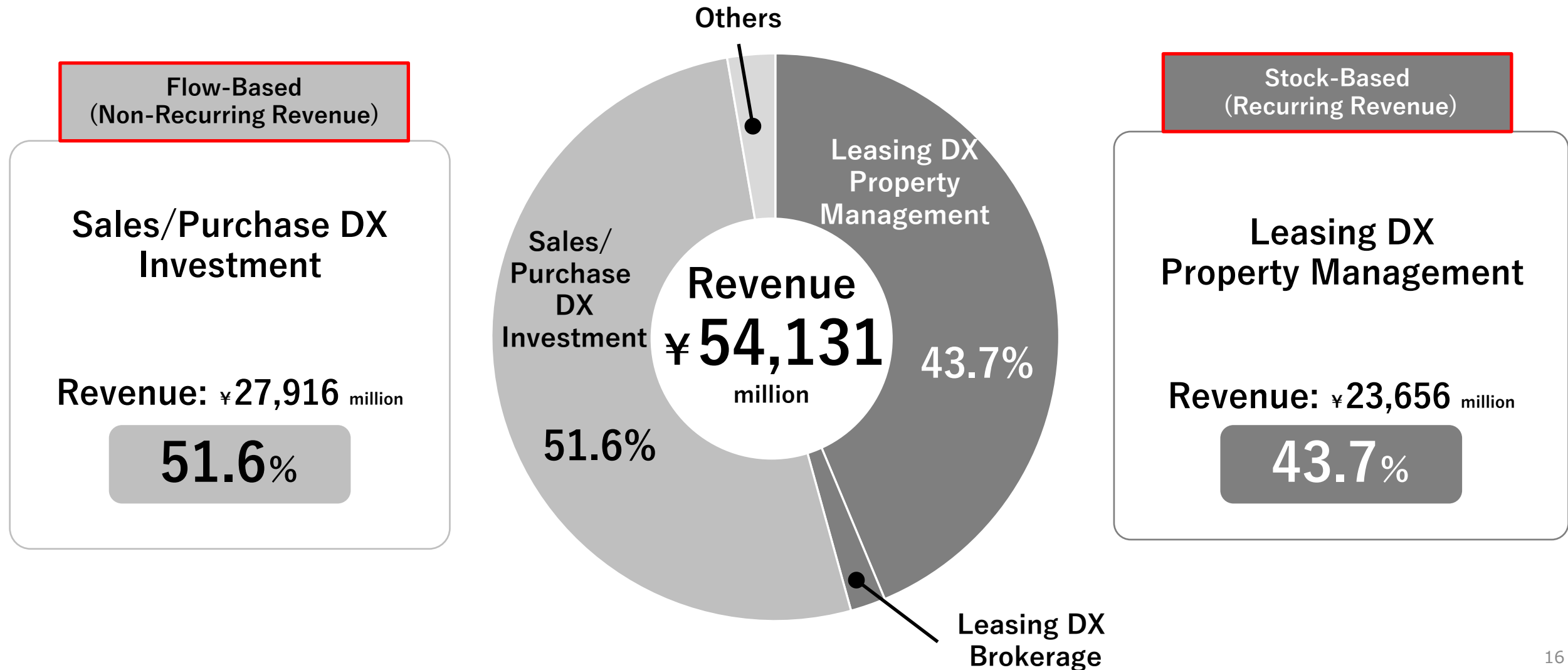
Business Segments

- Business segments **that encompass a comprehensive range of real estate services, establishing a robust business foundation.**
- Driving further growth through proactive investments in growth sectors.

Leasing DX	Property Management Leasing Brokerage	• Establishing a stable business foundation through residential real estate subleasing and property management operations. • Our property management system, "AMBITION Cloud," drives operational efficiency and productivity improvements. • Interior Renovation Business (Friend Works) • Leasing brokerage operations primarily focused on our managed properties. • The high leasing capability of this business contributes to maintaining high occupancy rates in property management.
Sales/ Purchase DX	Investment	• Our Investment Dept.: Leveraging strong property sourcing capabilities from diverse channels to purchase, renovate, and resell condominiums with a focus on prime locations. • Veritas Investment (Subsidiary): Primarily focused on the sale of internally developed, new-build studio apartments for investment.
Others	Real Estate DX Small-Amount & Short-Term Insurance / Utilities Incubation	• Real Estate DX Business (Parent) / Overseas Systems (AMBITION Vietnam) / System Development Business (LiVrA) • Small-Amount & Short-Term Insurance Business (HOPE) • Utilities Business (DRAFT) • AMBITION Ventures (Subsidiary): Investing in startups with high synergy with our group, supporting portfolio companies through capital and business alliances, and generating returns from their IPOs and other exit events.

Revenue Breakdown by Segment

- **Balanced sales composition** of stock-type and flow-type.
The stock side supports company-wide revenue stability.



Leasing DX Property Management Business

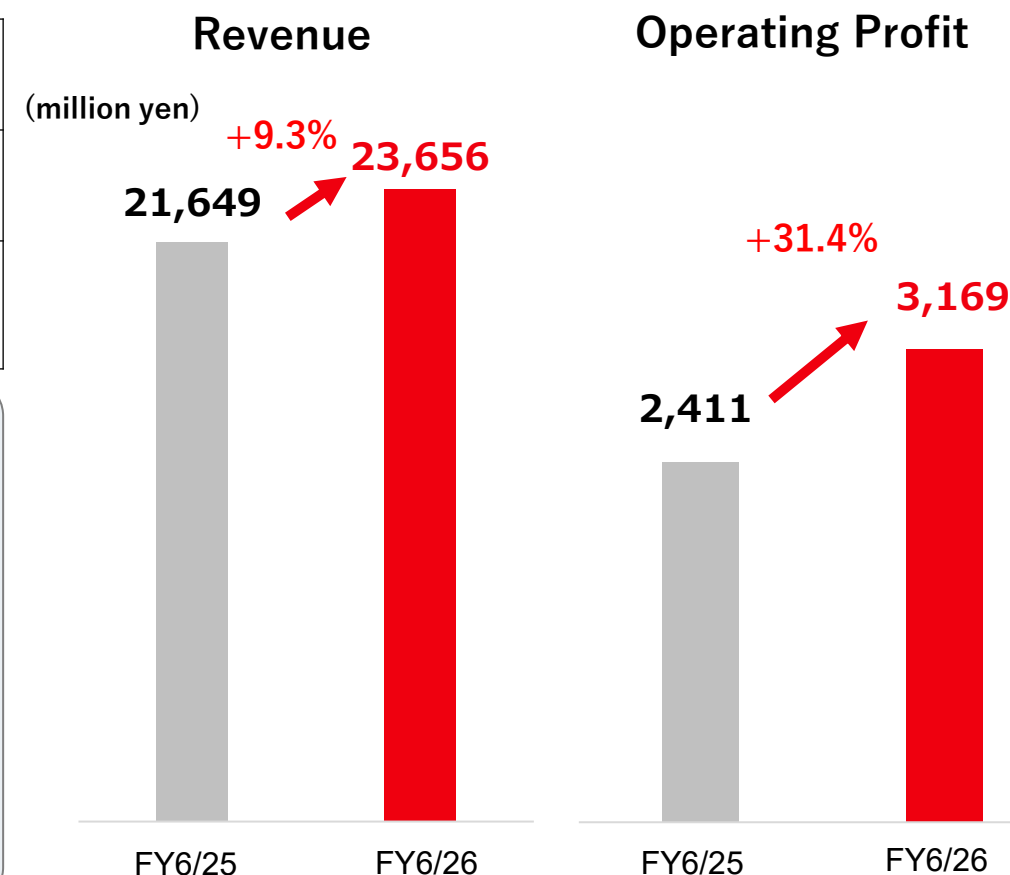
Significant increase in revenue and profit (4 consecutive terms).
Achieved record-high revenue.

- Steady increase in managed units.
- High occupancy rate and profit growth driven by DX promotion.

(million yen)	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Revenue	21,649	23,656	+9.3%	+2,006
Operating Profit	2,411	3,169	+31.4%	+758

(Factors)

- DX promotion via "AMBITION Cloud," contributing to productivity improvements.
- Increase in managed units
- **Managed units: 28,427 units (+1,073 units YoY),**
Subleased units: 16,437 units (+816 units YoY)
- High occupancy rate
- **Occupancy rate: 98.4%** (Industry average: 90.5%)
- Solid growth in sublease contracts.
- Strengthening unit-level revenue management to achieve further revenue maximization.



Property Management : Condominiums for Rent

- Property management of condominiums for rent.
- Target properties: Newly built, luxury condominiums in prime locations with a focus on sophisticated design and high-quality amenities.



PREMIUM CUBE Mita

NEW Built : May 2010, Scale 47 units



PREMIUM CUBE G Kitashinjuku DEUX

NEW Built : Feb. 2021, Scale 50 units



PREMIUM CUBE Musashikoyama

NEW Built : Feb. 2023, Scale 36 units



PREMIUM CUBE Kaminoge #mo

NEW Built : Feb. 2022, Scale 59 units



PREMIUM CUBE G Shibuya Jinnan

NEW Built : Jan. 2015, Scale 44 units

Leasing DX Brokerage Business

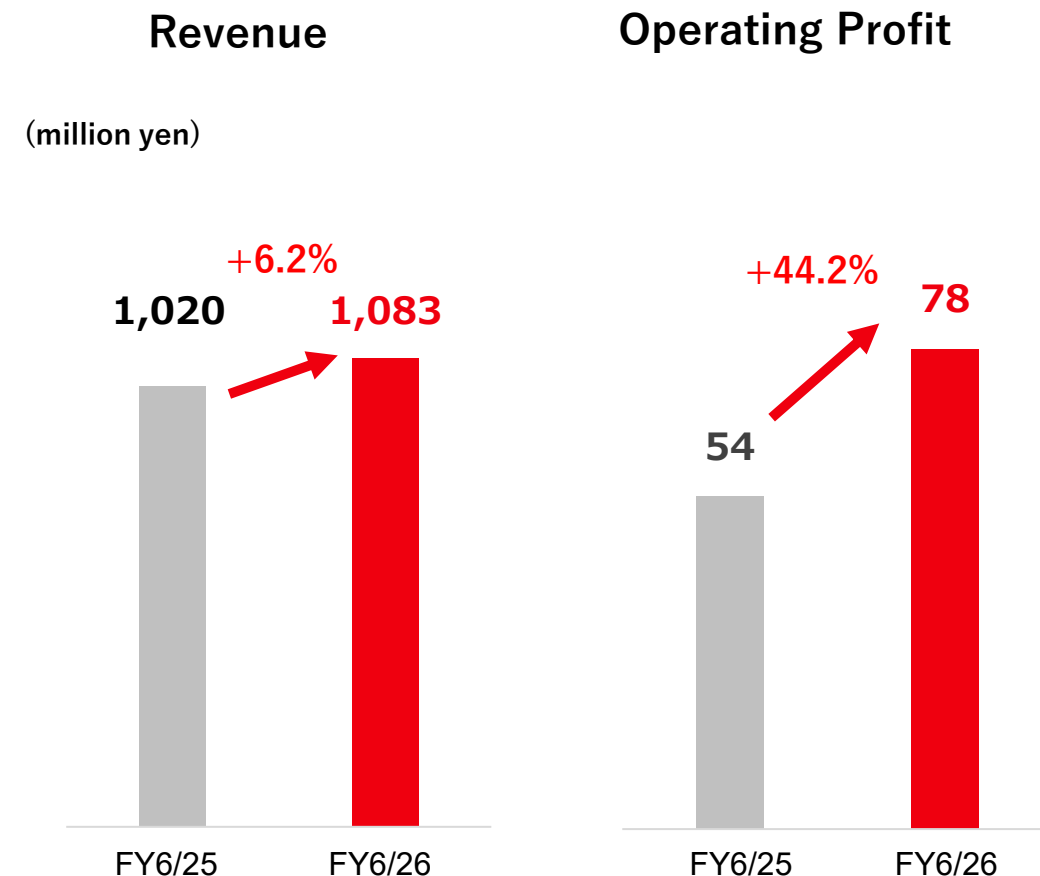
Revenue and Profit Growth

- Increased number of contracts through the use of our DX product "RAC-TECH"
- Improved revenue structure through DX promotion

(million yen)	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Revenue	1,020	1,083	+6.2%	+62
Operating Profit	54	78	+44.2%	+24

(Factors)

- Greatly contributes to the leasing capability of the Leasing DX Property Management segment.
- Brokerage of rental properties primarily in the Tokyo metropolitan area.
6 stores in Tokyo, 8 in Kanagawa, 2 in Saitama, 1 in Fukuoka (17 stores in total)



Sales/Purchase DX Investment Business

Secured revenue roughly **on par with the previous year.**

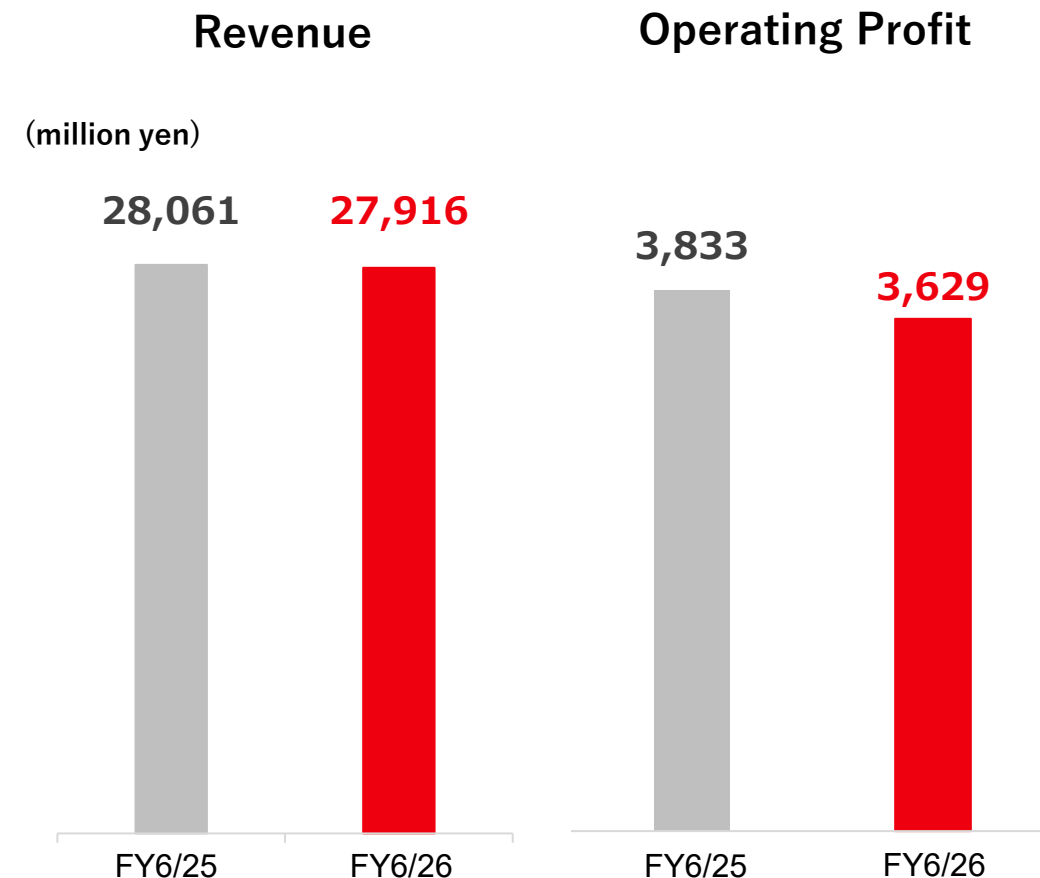
- Acquiring high-value-added properties in Tokyo and the Greater Tokyo Area.
- Delay in sales of large-scale projects in the purchase and resale business.

(million yen)	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Revenue	28,061	27,916	-0.5%	-145
Operating Profit	3,833	3,629	-5.3%	-204

(Factors)

- Delay in sales of large-scale projects in the purchase and resale business as compared to initial plans.
- Acquiring high-value-added properties in Tokyo and the Greater Tokyo Area.
 - Increase in sales of high-unit-price properties.
 - Increase in gross profit (per property).

Number of units sold: 267 units (YoY -93 units)



Sales: Investment Condominium Sales, Purchase-and-Resale / Renovation Sales

- **Internally developing and selling** high-value-added properties, primarily in the Greater Tokyo Area.
- **Engaging in the purchase-and-resale and renovation sales business.**

Sales of Studio Condominiums for Investment



Expanding the internally **developed** **"PREMIUM CUBE" series**, characterized by prime "locations," sophisticated "design," and high-quality "amenities," primarily in the 6 central wards of Tokyo.

Purchase-and-Resale / Renovation Sales



Before



After



Acquiring properties through diverse channels and selling them **after value enhancement (value-add).**

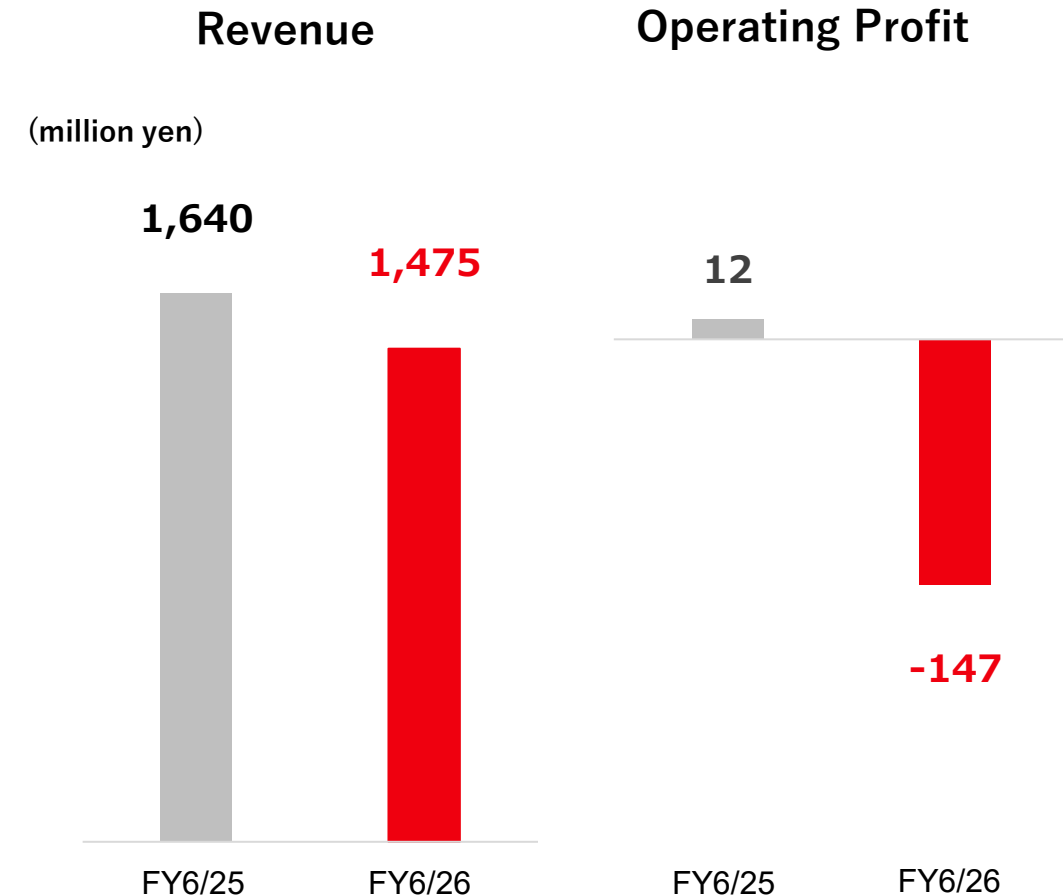
Other Businesses

- Small-Amount & Short-Term Insurance Business saw increased revenue and profit, but alliances and investments in the Utilities Business only led to a slight increase in cases.
- Re-examining the customer acquisition strategy for the Utilities Business.

(million yen)	FY6/25	FY6/26	+/- (%)	+/- (Amount)
Revenue	1,640	1,475	-10.1%	-164
Operating Profit	12	-147	-%	-159

(Factors)

- HOPE (Small-Amount & Short-Term Insurance Business)
Steady increase in the number of contracts driven by the promotion of alliances.
Will continue to actively form alliances with real estate-related businesses.
- DRAFT (Utilities Business)
Utilities Business: Focused on alliances, but cases increased only slightly.
- Incubation Business: Segment changed to Other Businesses starting from Q1.
Invested in 32 companies (6 listed in the past).



Incubation Portfolio

- Invested in 32 DX-related venture companies (as of June 2026), 6 of which have gone public.

Cybersecurity



Cyber Security Cloud
<4493>
【Capital and business
alliance】

**Listed on Mothers
in March 2020**

AI



Headwaters
<4011>
【Capital and business
alliance】

**Listed on Mothers
in September 2020**

Online Payments



ROBOT PAYMENT
<4374>
【Capital and business
alliance】

**Listed on Mothers
in September 2021**

Blockchain



Earlyworks
【Capital and business
alliance】

**Listed on NASDAQ
in July 2023**

HR



HR CLOUD
【Capital and business
alliance】

Digital Marketing



Value Creation
<9238>
【Capital and business
alliance】

**Listed on the Growth Market
in November 2023**

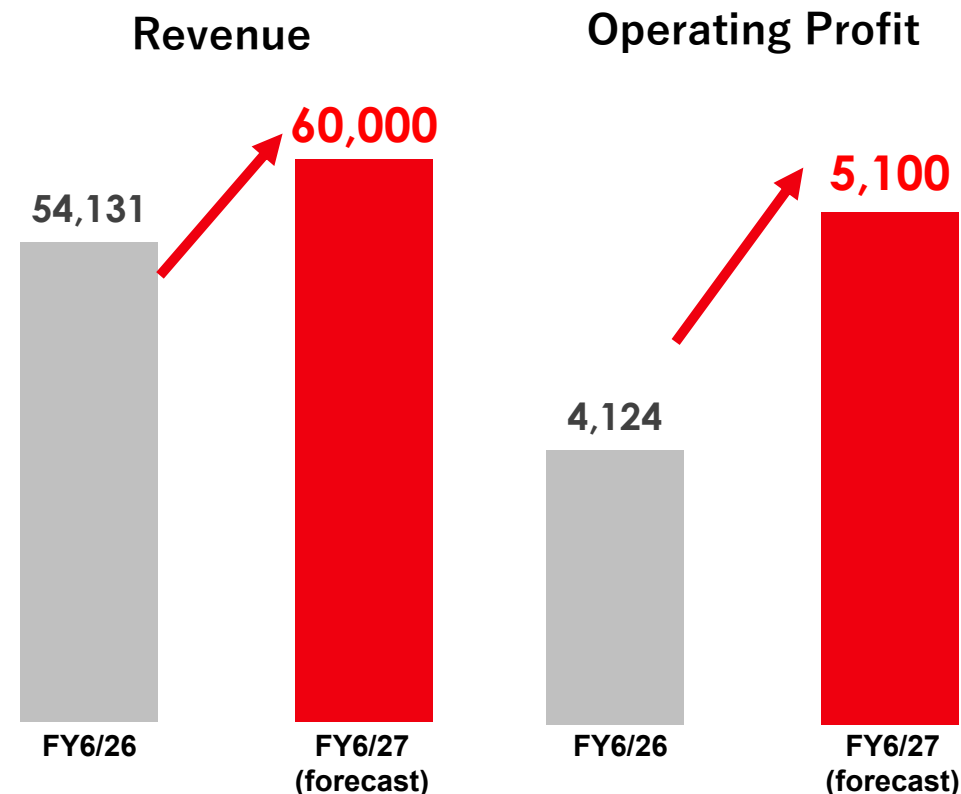
Financial Forecasts

Full-Year Financial Forecasts

Revenue of 60 billion yen / Operating Profit over 5 billion yen Revenue and Profit Growth. Record-high Revenue and Profit (Forecast)

- Solid Stock-Based (Recurring Revenue) Business (Leasing DX Business): Synergies across businesses.
- Growing Flow-Based (Non-Recurring Revenue) Business (Sales/Purchase DX Business): Significant expansion in the purchase-and-resale business.

(million yen)	FY6/26 Actual	FY6/27 Forecast	+/- (%)
Revenue	54,131	60,000	+ 10.8%
Operating Profit	4,124	5,100	+ 23.6%
Ordinary Profit	3,508	4,200	+ 19.7%
Net Income Attributable to Owners of Parent	2,045	2,600	+ 27.1%



Medium-Term Management Plan

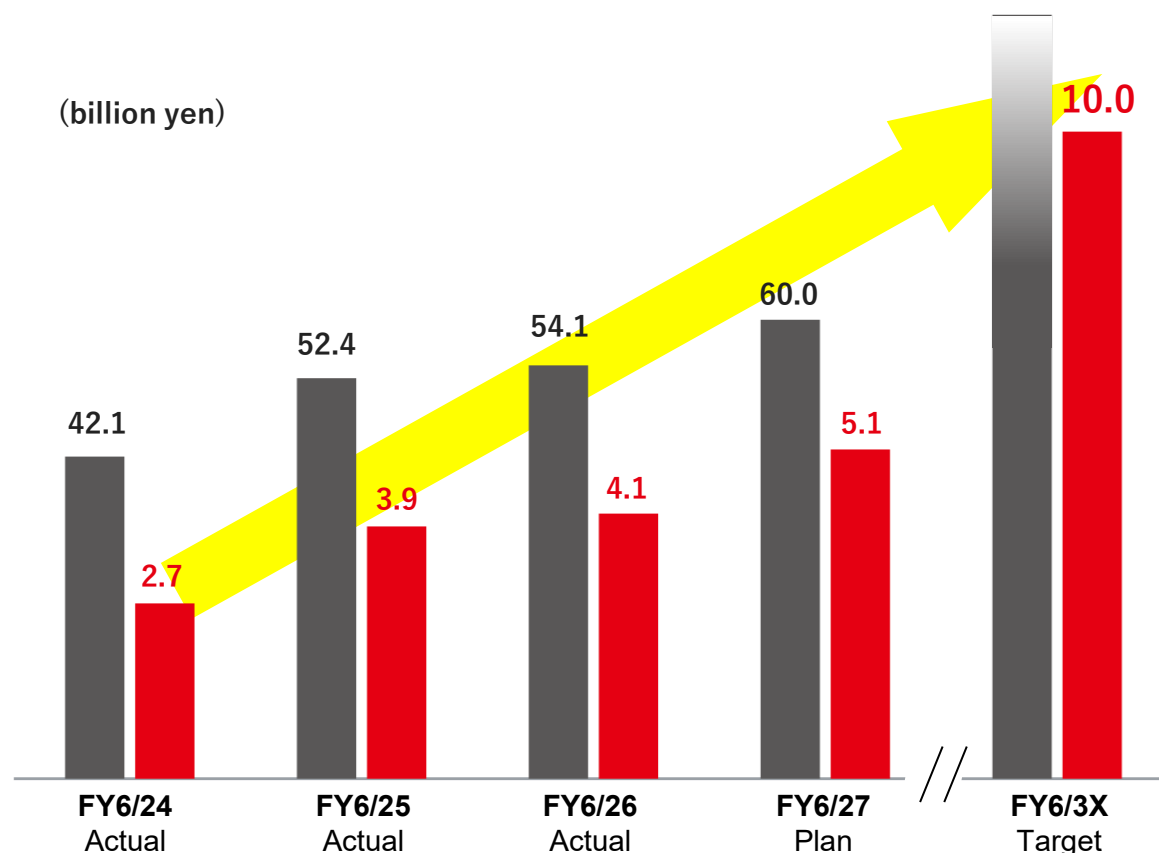
Aiming for an Operating Profit of **10 billion yen** in FY6/3X

Revenue / Operating Profit (Growth Image)

■ Revenue

■ Operating Profit

(billion yen)



【Transition from Fixed Medium-Term Numerical Plans to "Management Focused on Capital Efficiency and Shareholder Returns"】

Until now, the Company has disclosed financial targets through a 3-year Medium-Term Management Plan.

However, in the rapidly changing real estate and DX markets, the conventional setting of numerical targets chasing fixed quantitative scales of Revenue and Profits could hinder agile business expansion and structural reform.

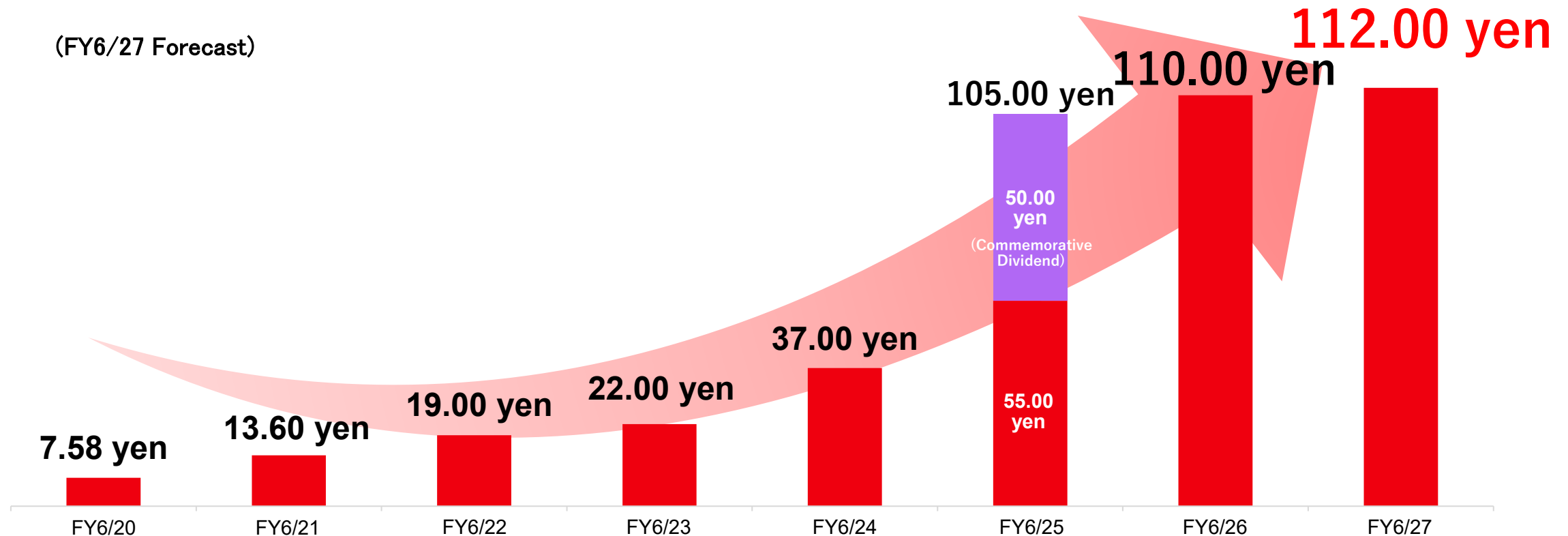
Therefore, we have shifted our management focus from "scale expansion" to "pursuit of capital efficiency (maintaining high ROE)" to maximize value per share, and "expansion of stable shareholder returns (introduction of DOE)."

Dividend (Forecast)

Significant Dividend Increase (FY6/27 Forecast)

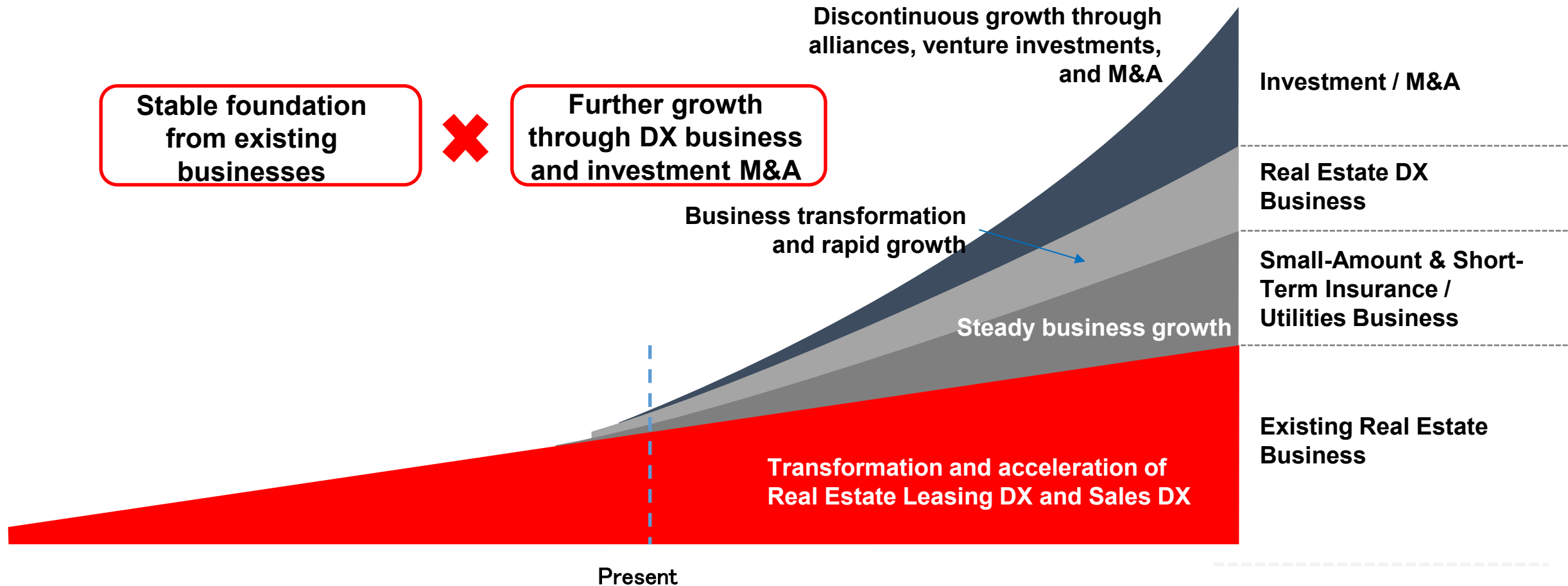
- **FY6/27: 112.00 yen, 7th consecutive term of dividend increase**
- Dividend is expected to increase from 110.00 yen in FY6/26 to 112.00 yen

(FY6/27 Forecast)



Growth Strategy & Vision

- Aiming for further growth through existing businesses, DX operations, and investment M&A.



New Fiscal Year Measures (FY6/27)

Revenue and Profit Growth

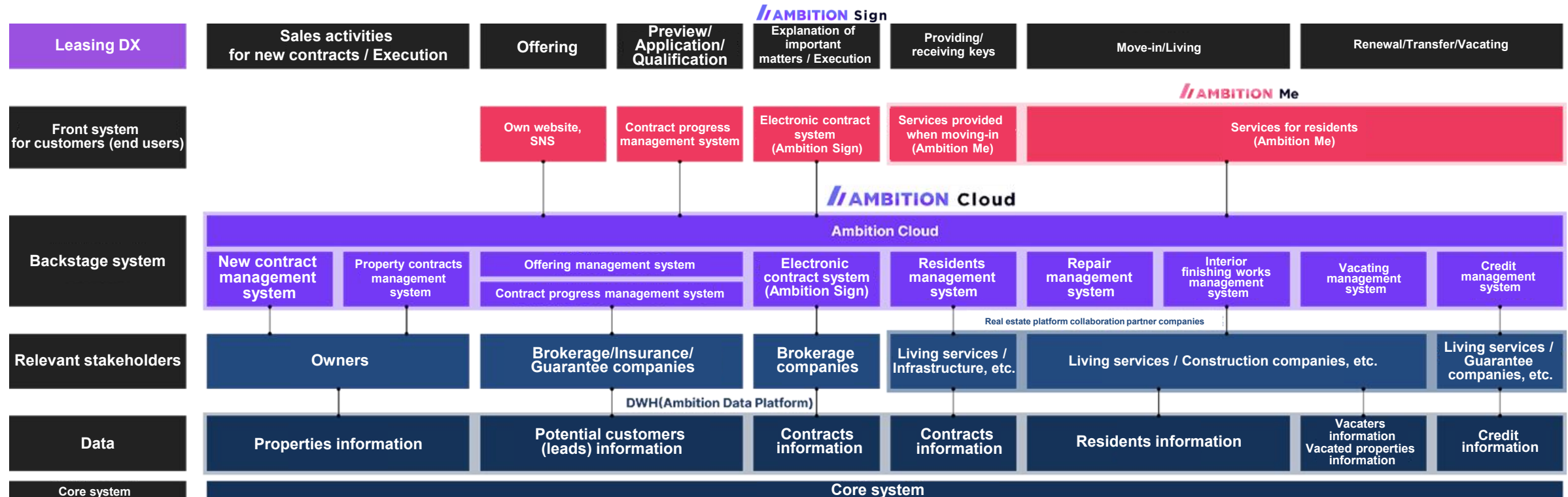
Revenue 60.0 billion yen +10.8% YoY	Operating Profit 5.1 billion yen +23.6% YoY
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Segment	Key Measures
Leasing DX Property Management	Improve units managed per person through operational efficiency with AMBITION Cloud. Improve revenue per unit by steadily increasing net managed units and maintaining an occupancy rate in the 98% range .
Leasing DX Brokerage	Expand the number of contracts through store network expansion and the application of AI (RAC-TECH) for inquiry response. Strengthen its position as a leasing function that supports the high occupancy rate of Property Management.
Sales/Purchase DX Investment	Accumulate sales revenue based on the feasibility of sales. Emphasize inventory turnover and financial soundness in light of persistently high purchase prices.
Others (New Businesses, DX, Insurance, etc.)	Company-wide deployment of Generative AI and RPA. Launch new businesses: paid services for residents (AMBITION Me), real estate investment crowdfunding (A funding), and corporate housing management outsourcing Prioritize productivity improvements through the internal application of DX systems within the group.

Generative AI x DX Products

Comprehensive DX System Architecture

- Systematizing all real estate operations through DX, covering everything from B2B to B2C, and from property management to brokerage.
- Leveraging DX to systematize and foster long-term relationship management with tenants post-contract.



AI x DX Products (Property AI STUDIO)

Property AI STUDIO

Launch of External Sales / Toward Stock-Type Revenues

LAUNCH
2026.04
Pre-orders Now
Accepted

80%

Proven man-hour reduction effect in
internal clerical processing

6 Features

Covering business categories from OCR
to Generative AI

SaaS

Stock-type / Subscription billing model

3 Core Features

SERVICE MODULES

01

AI OCR

High-precision digitization
of application forms,
registry certificates, etc.

03

Autonomous Matching

AI cross-checks the
consistency of multiple
documents

05

AI Custom Employee

Learns internal knowledge
through RAG to provide
instant answers

02 Data Structuring

04 Format Conversion

06 Creative Generation

Transformation of Revenue Structure

GROWTH STRATEGY

CURRENT

Real Estate Business

TARGET

Existing Businesses

DX Stock Revenues

Establishing a stable stock-type revenue base by expanding the
number of adopting companies. Contributing to business expansion and
maximization of corporate value.

DX Products (AMBITION Cloud)

AMBITION Flagship DX Model

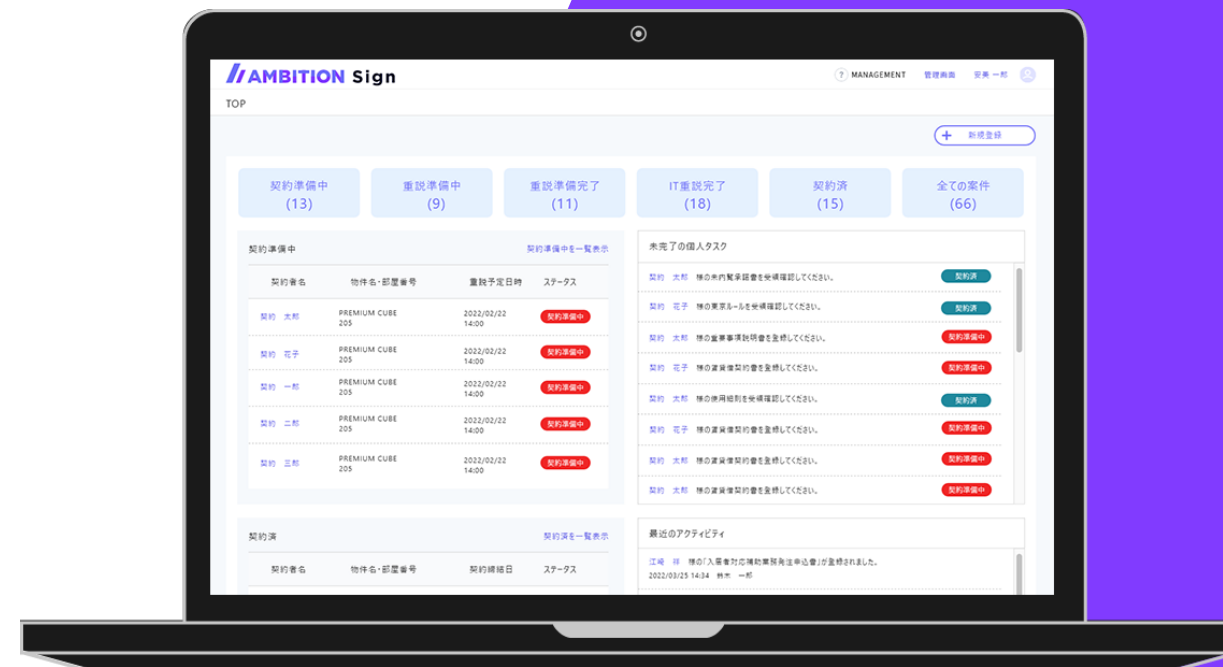


Executing comprehensive DX across property management operations to drive operational efficiency and productivity.

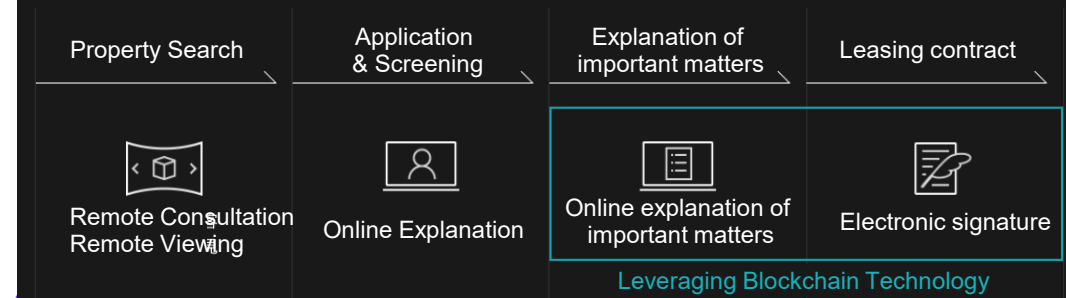
AMBITION Cloud is a comprehensive service that digitalizes all operations related to real estate property management.

Developed entirely in-house from the ground up, it seamlessly integrates with various systems via API and connects with our core systems utilizing RPA.

Through our proprietary system, it is evolving into an interconnected platform linking brokers, guarantor companies, and property owners.



Fully digitalizing the entire contracting process, from statutory disclosures to signatures. Delivering a novel contracting experience leveraging blockchain technology.



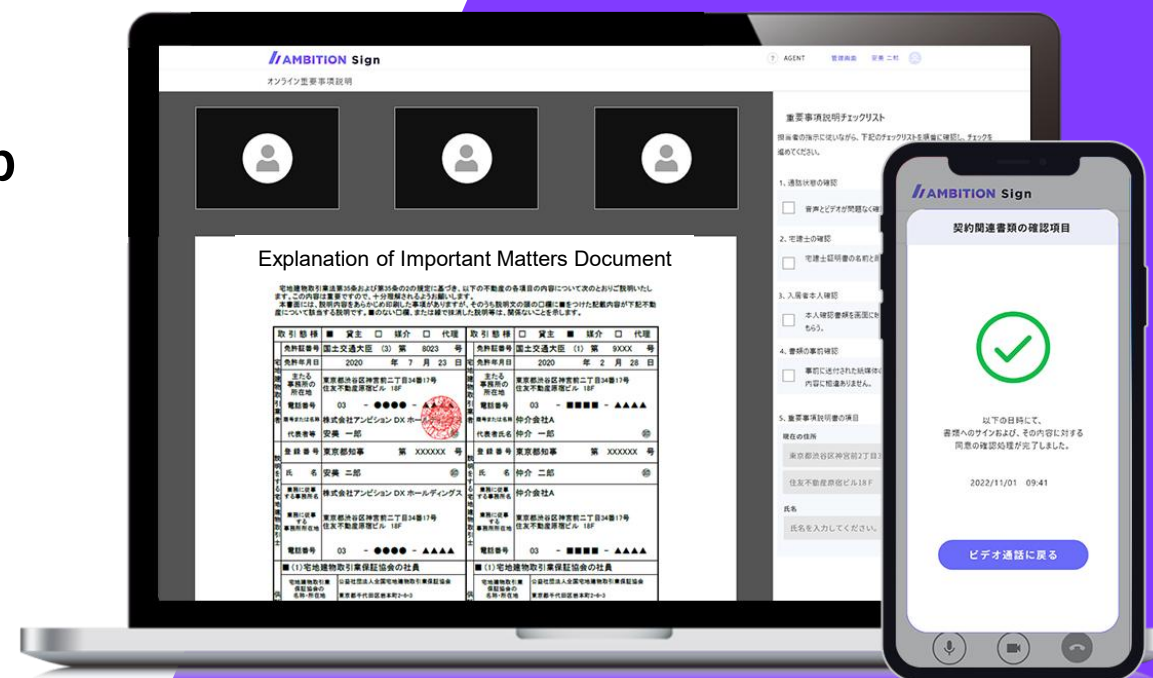
DX Products (AMBITION Sign)

Electronic Contracting System Powered by Blockchain



DXing the Contracting Experience: A One-Stop Solution for Online explanation of important matters and Electronic Signatures

- AMBITION Sign is a core component of AMBITION Cloud, enabling fully online explanation of important matters and contract execution—previously restricted—in alignment with the 2021 regulatory reforms.
- Designed specifically for the explanation of important matters, this online video conferencing system delivers exceptional usability and functionality.
- Leveraging blockchain technology ensures robust security. We will further integrate this with tenant services to provide a seamless, end-to-end customer experience.



DX Products (AMBITION Me)

Fostering Long-Term Relationships with Tenants



A LINE-based service supporting tenants end-to-end—from key handover to daily lifestyle services.

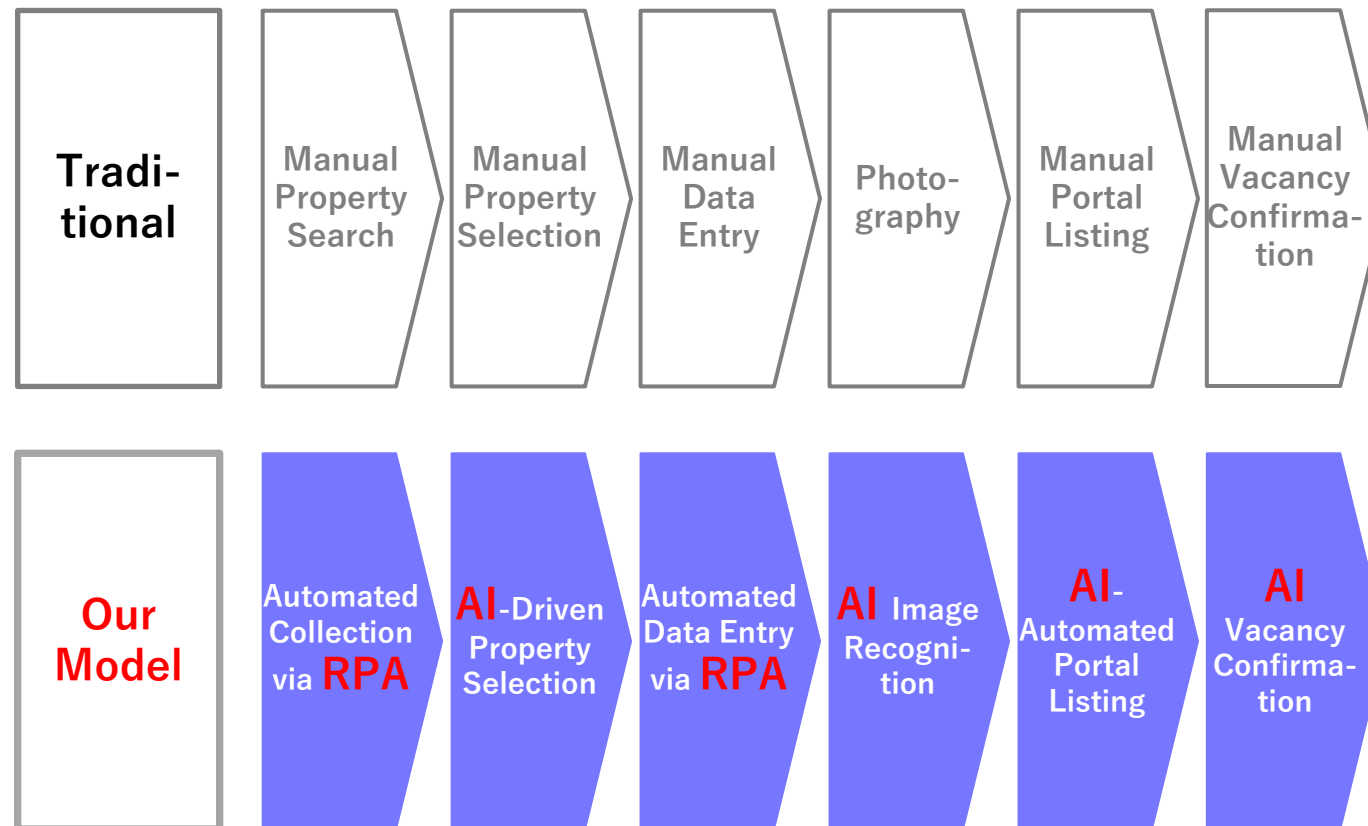
- An all-in-one platform integrating lease renewals, move-outs, tenant communications, utility services (electricity/gas/water), and insurance. Designed to enhance tenant satisfaction and engagement while maximizing LTV (Life-Time Value).
- Deploying services that boost tenant engagement by building a proprietary digital ecosystem in collaboration with partners across lifestyle services, utilities, and financial institutions.
- Online telemedicine services, enabling seamless medical appointments directly via LINE.
- Value-added housing services, offering cost-effective utility optimization and streamlined administrative procedures.
- Generative AI-powered FAQ service providing 24/7 automated responses to tenant inquiries. Elevating the customer support experience with support for 75 languages.



DX Products (RAC-TECH)

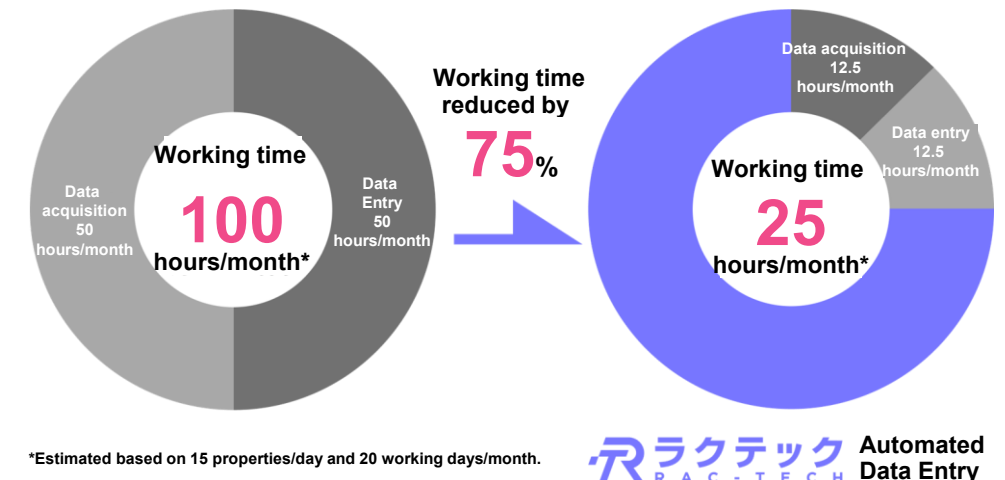
"RAC-TECH": AI x RPA Tool for Leasing DX

Business Process for Property Listings



【RPA】 Robotic Process Automation. Software robots.

Significant Reduction in Operational Hours



Human Capital DX: Employee Training

Driving operational efficiency by leveraging Generative AI (Gemini) across various facets of employee training.



Deploying Generative AI Training Programs

Rolling out AI training for all employees and establishing a robust human capital development framework.



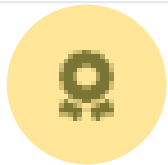
Automated Manual Generation

Automating the documentation of real estate expertise. Reducing search time and boosting operational efficiency.



Continuous Learning and Skill Enhancement

Formulating personalized learning plans necessary for upskilling, tailored to individual employees.



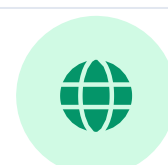
Acquisition of AI-Related Certifications

Supporting the acquisition of AI-related certifications to elevate employees' comprehension and practical application of AI technologies.



New Hire Onboarding

Streamlining onboarding and the acquisition of specialized knowledge through AI-driven role-playing.



Global Workforce Support

Leveraging AI to accelerate the assimilation of global talent by facilitating their understanding of Japanese business practices and corporate culture.

From scale expansion to the pursuit of overwhelming capital efficiency (High ROE/DOE)

**"Real Estate x DX" supporting consecutive record profits
and the transition to a new phase of shareholder returns**

Our Management Policy for Medium- to Long-Term Corporate Value Enhancement

Shifting management focus from the conventional "expansion of sales scale (top line)" to "improvement of profit quality (high ROE)" and "expansion of shareholder returns (DOE)."

Concentrating management resources on areas where we can most effectively utilize our greatest strengths—**a solid stock foundation and productivity through DX**—we will enhance essential corporate value under strict capital discipline.



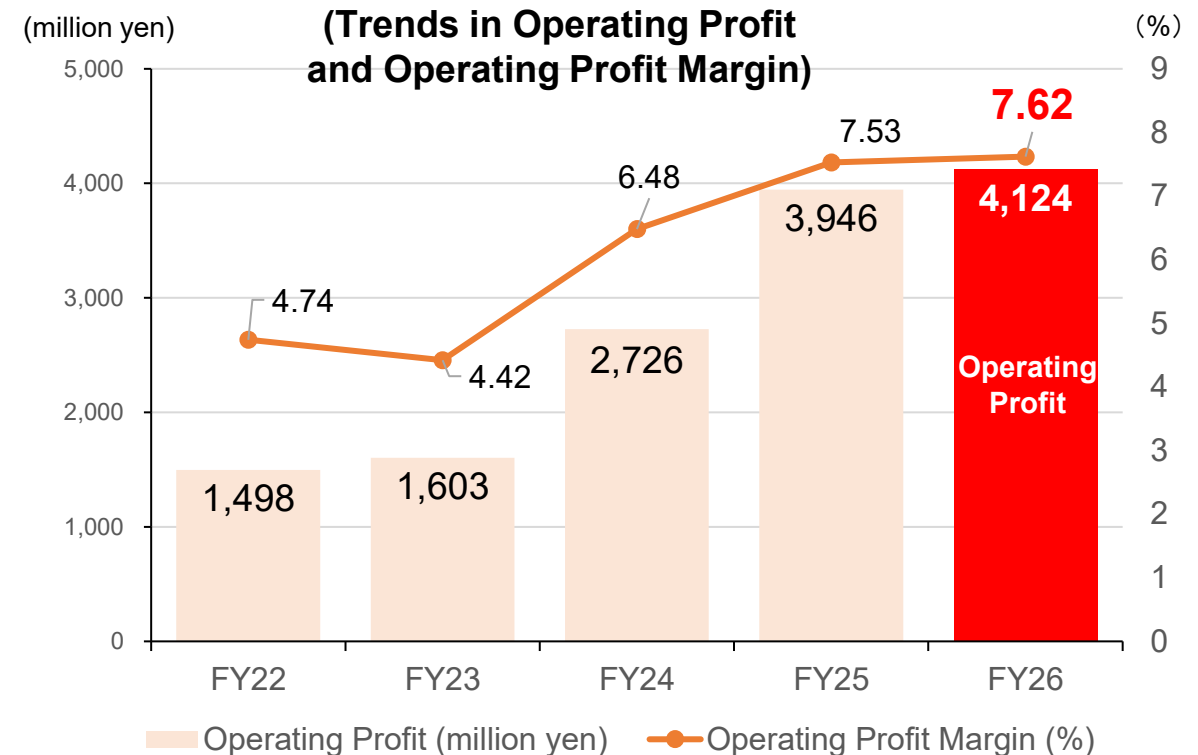
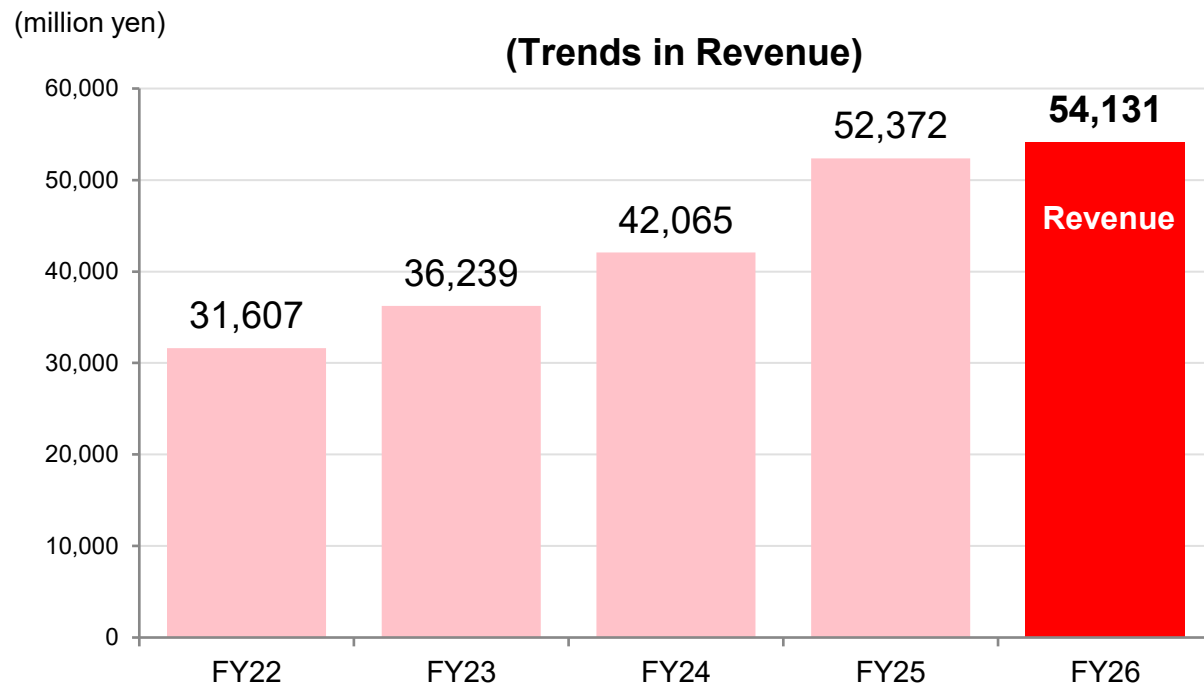
Long-Term Perspective (Direction)

Aiming to achieve Operating Profit of 10 billion yen in FY6/3X

**This is not a medium-term management plan showing specific definitive revenue/fiscal years, but rather a direction indicating the future of management centered on capital efficiency and shareholder returns.*

【Proof of Results】 Consecutive revenue and profit increases over the past 5 years and "improvement of profit margin"

In addition to consecutive revenue and profit growth over the past 5 years, the operating profit margin has significantly improved at a pace exceeding net sales growth.

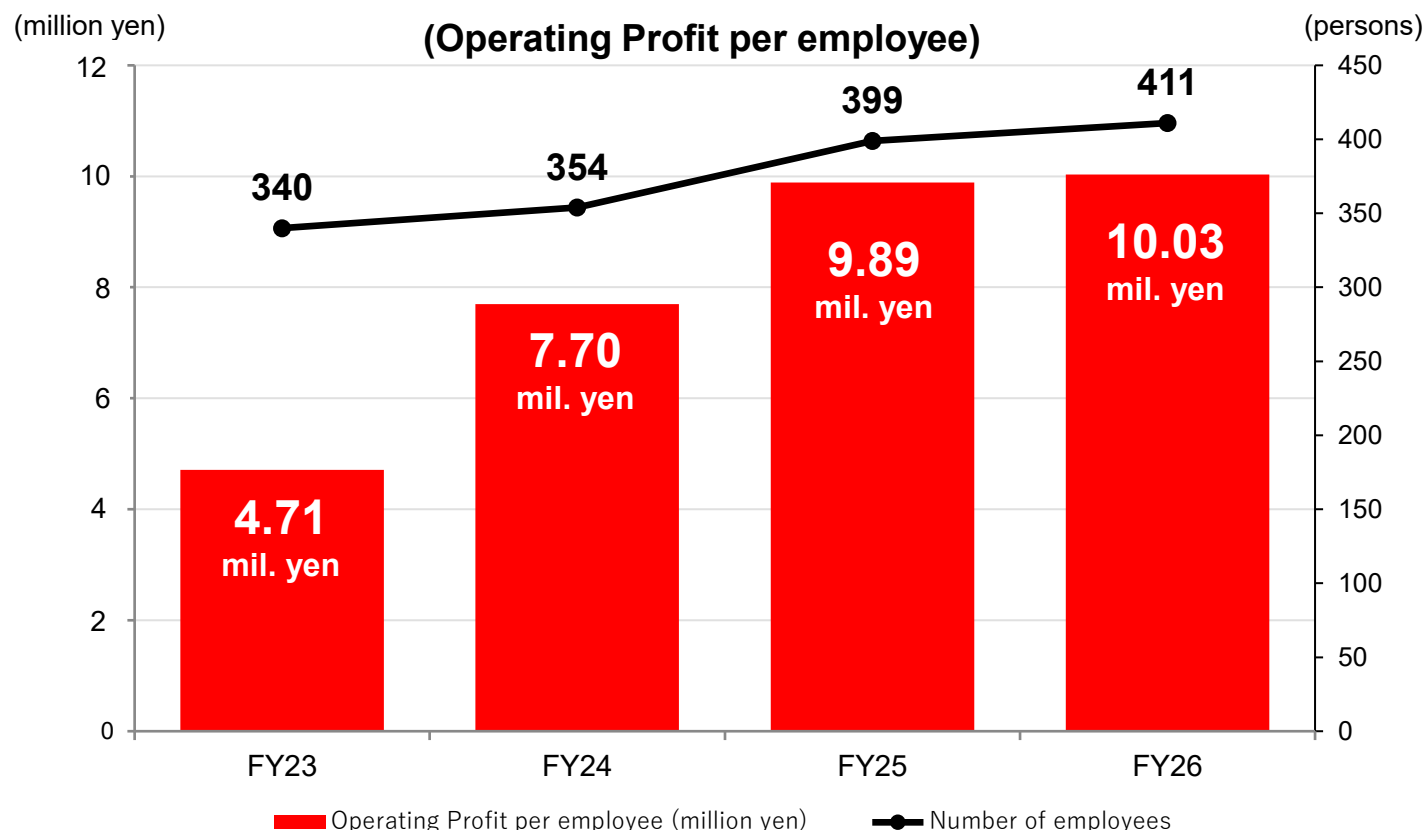


6 consecutive terms of increase in revenue and profit
Operating Profit Margin **4.7% → 7.6%** (+2.9pt vs. FY22)

【Core】 Establishing "Operating Profit per employee of approx. 10 million yen" that generates record profits

The biggest factor in improving the profit margin is the dramatic improvement in labor productivity through self-developed AI tools, etc.

Despite being a labor-intensive business, working hours have been significantly reduced, establishing an extremely high level of "approx. 10 million yen" in operating profit per employee.



Reduction in working hours (RAC-TECH / Property information collection tasks)

75% reduction

FY26 Operating Profit per employee

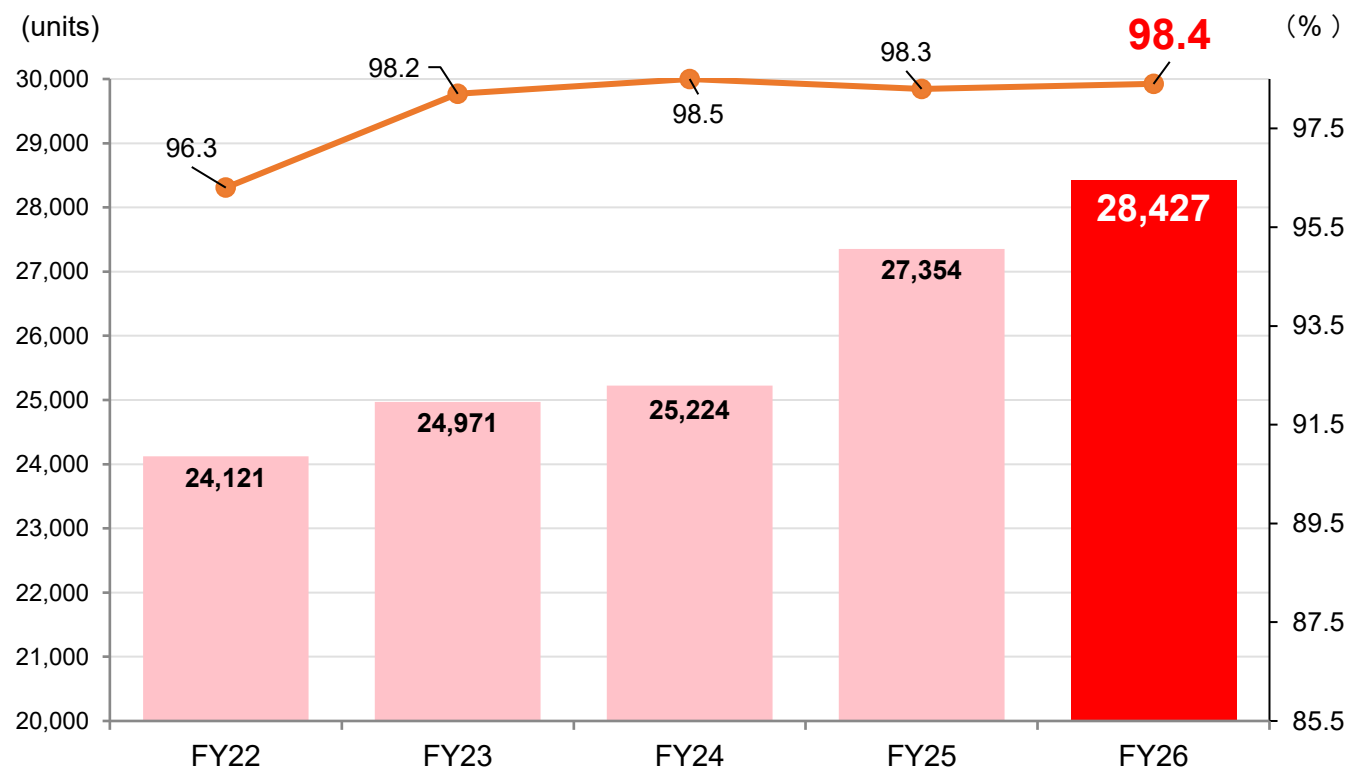
10.03 million yen

* Calculated as FY26 Operating Profit of 4,124 million yen / 411 employees at the end of the term. The number of employees is based on disclosed information such as the Annual Securities Report (as of the end of the term).

【Defense】 "Stock foundation x High operation" absorbing inflation and high costs

The high profit margin is supported by solid rental management (stock revenue) centered in the Tokyo metropolitan area. This stable revenue and high productivity through DX absorb societal cost increases.

(Trends in units under management and occupancy rate)



Occupancy rate (FY6/26)

98.4%

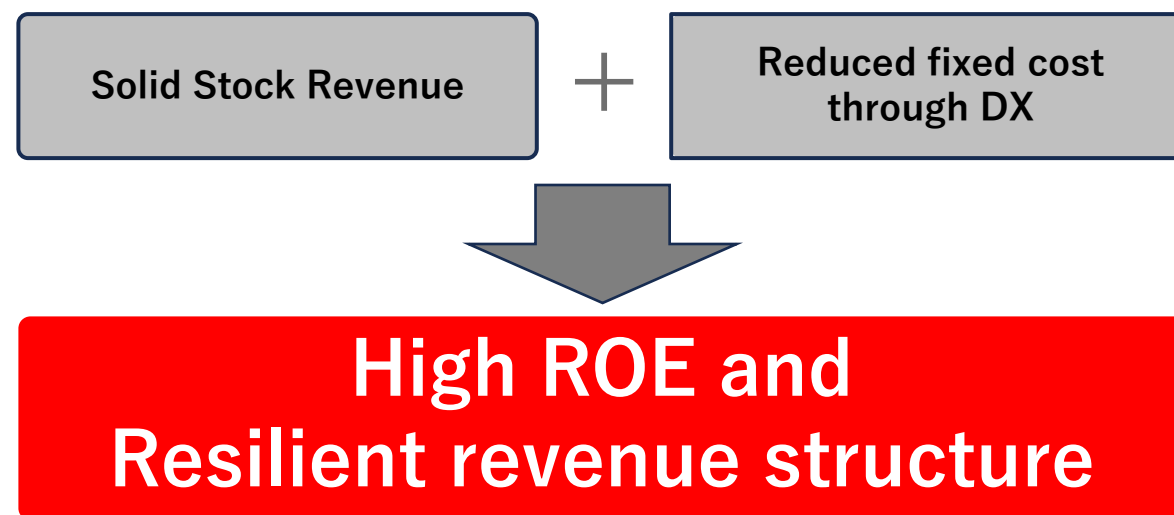
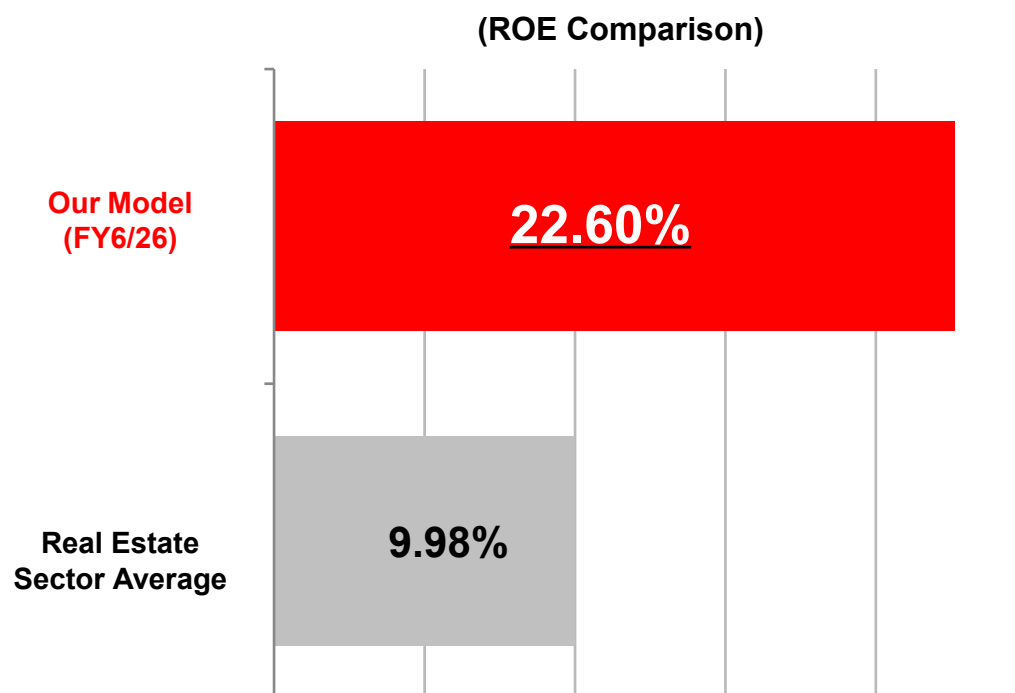
Consistently exceeding
the industry average of 90.5%

- Significant operational efficiency and productivity improvements through the rental management system "AMBITION Cloud"
- Increase in managed units and steady trend in sublease contracts contributed to maintaining a high occupancy rate

【Source for Industry Average】 TAS Corp., "Rental Housing Market Report"
(Vacancy rate in the Tokyo metropolitan area)

【Capital Efficiency】 The source of "High ROE" that surpasses the real estate sector

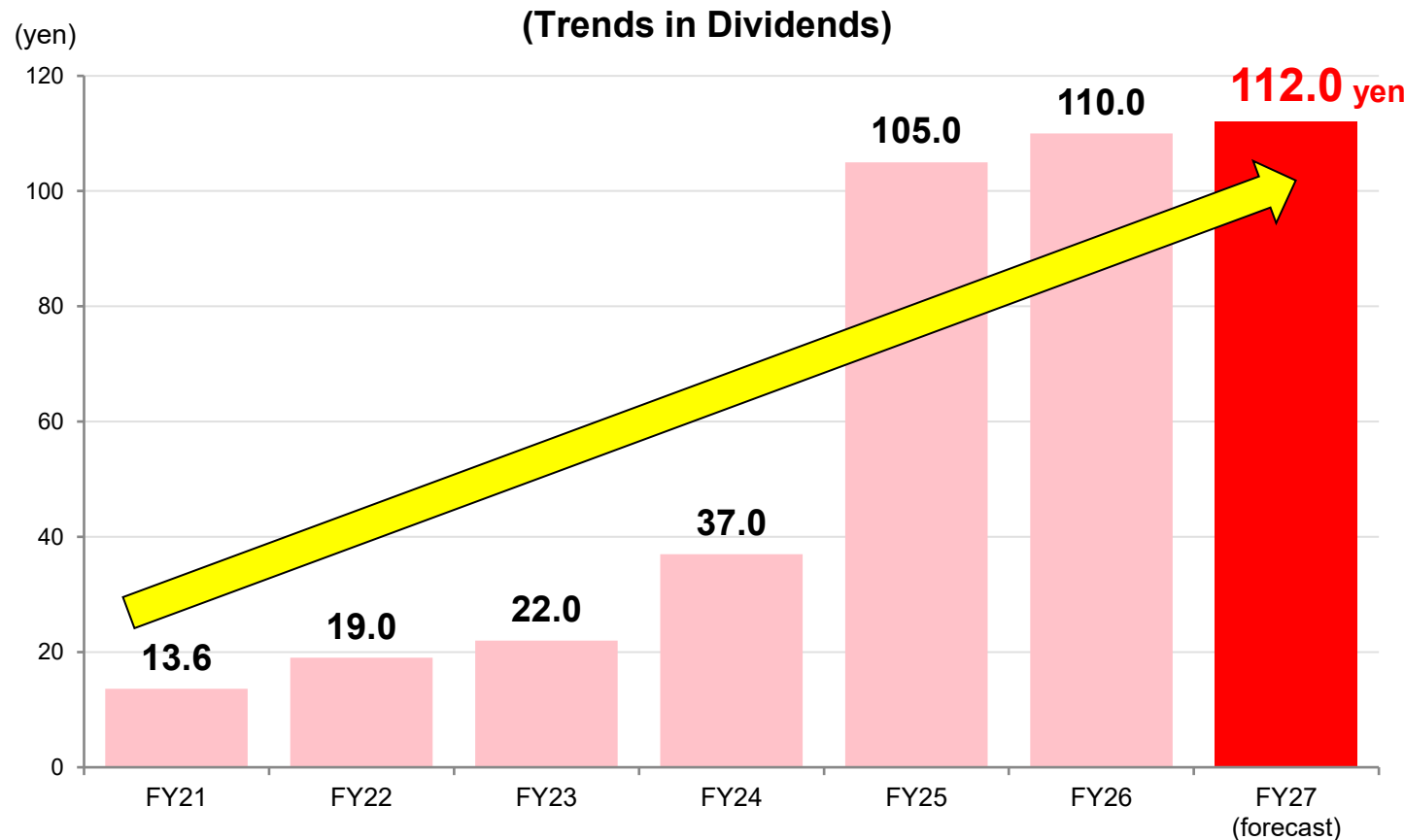
Our high ROE is generated by a solid foundation of "rental management boasting a high occupancy rate (stock revenue)" combined with "thorough suppression of personnel and fixed costs through DX." This structure realizes a resilient revenue base capable of withstanding market changes.



* Our ROE = Trial calculation based on net income attributable to owners of parent / equity capital (average of beginning and end of term) (FY6/26 actual).
 * The real estate sector average is the ROE of the TSE 33 sector index "Real Estate" (as of June 30, 2026, data published by Japan Exchange Group).
 * Quantitative analysis of the break-even point (breakdown of variable and fixed costs) is scheduled to be disclosed separately upon careful examination.

Walking the talk with "7 consecutive terms of dividend increases" and introduction of a new return policy "DOE"

Backed by solid results and a resilient revenue structure, with a track record of consecutive dividend increases over the past 6 terms, we anticipate a 7th consecutive dividend increase based on the FY6/27 forecast.



* The FY25 dividend actual (105.0 yen) includes a commemorative dividend of 50 yen.
FY27 is a forecast.

**7 consecutive terms
of dividend increase**

FY27 Forecast: 112.00 yen (FY21-FY27 Forecast)

New Shareholder Return Rule: DOE (Dividend on Equity ratio)

By introducing a progressive dividend policy based on "DOE (Dividend on Equity ratio)," we clarify our stance of "maintaining and improving the raised dividend level in principle," thereby increasing the stability of shareholder returns.

We will achieve solid and certain shareholder returns that are not affected by short-term fluctuations in performance.

** The specific target DOE level will be disclosed separately after a decision is made at a future management meeting.*

ESG Initiatives

ESG (Goals)

- We aim to achieve operational efficiency by driving business innovation through DX, actively contributing to the realization of a sustainable society.

Governance

Environment

Contribution to Paperless Operations

Contributing to waste reduction as part of mitigation measures to reduce greenhouse gas emissions in response to climate change. Our core business activities themselves exert a positive impact on environmental sustainability.

Social

Technological Innovation in Property Management

Establishing a foundation for technological innovation in property management and shortening operational timelines. Contributing to the building of a sustainable industry through innovation.

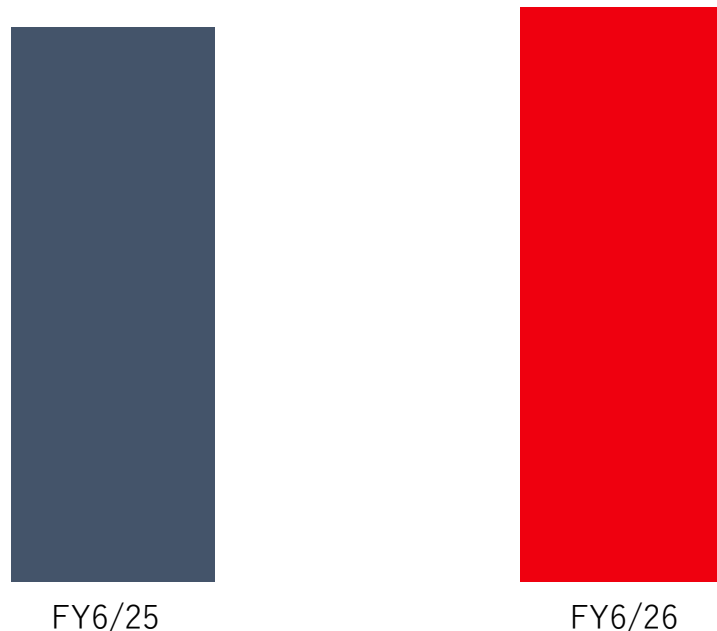
Human Capital

Driving corporate growth through employee health and individual development to provide value to customers. Furthermore, making continuous contributions to society at large.

ESG (Environment)

- Promoting paperless operations through our DX strategy; paper printing stayed level as compared to FY6/25, despite an increase in the number of contracts

Number of Printed Pages

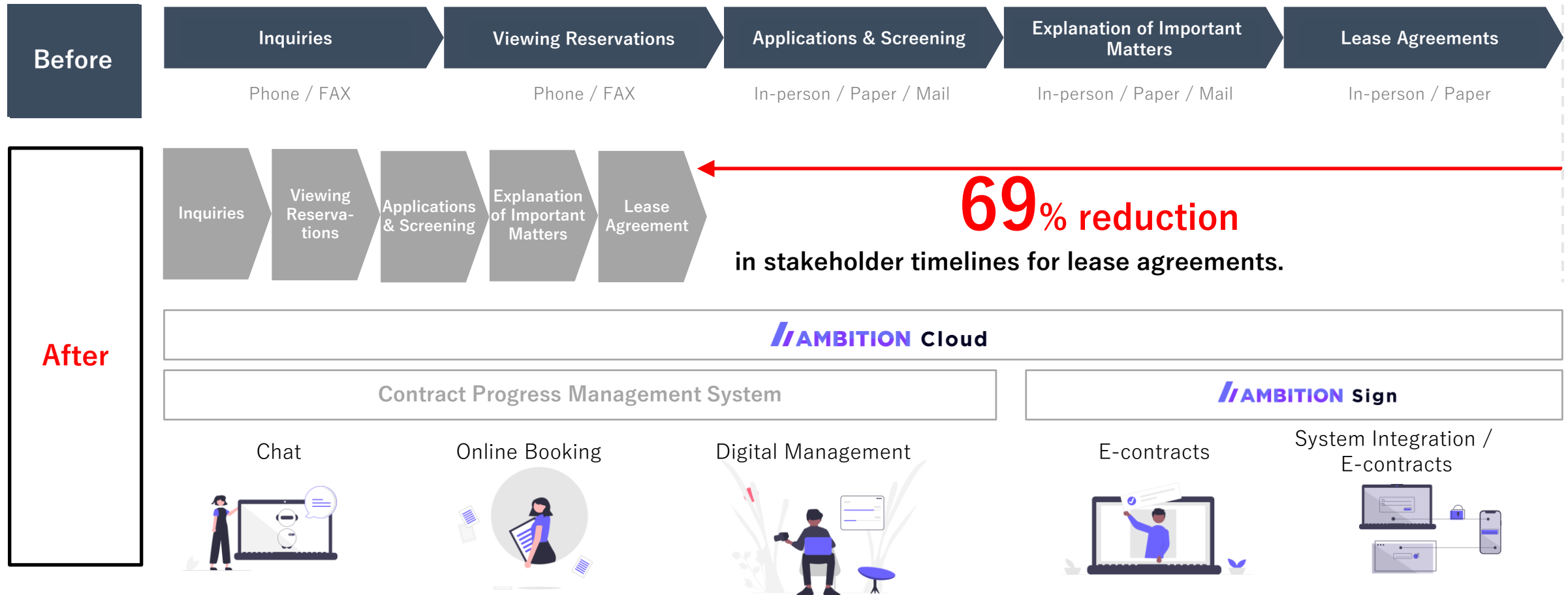


Achieving Virtually **Zero Paper** Documents for Contracts



ESG (Social)

- Establishing a foundation for technological innovation in property management, significantly shortening the time required to complete contracts.



ESG (Social)

- Cultivating a new corporate culture by supporting individual growth.
Also strengthening initiatives for healthy and safe working styles.

Expertise

Registered Real Estate Broker
License Rate

45.6%

(As of June 30, 2025)

- Subsidizing costs for obtaining the license
- Creating an environment for qualification through testing and counting study time as working hours
- Providing qualification allowances after acquisition
- License rate exceeding the industry average

Health



Excellent Health Company

In 2024, following the previous year, made the "Health Company Declaration" and actively implemented health and productivity management initiatives, earning the "Silver Certification" as an Excellent Health Company.

Health



Health & Productivity
Management Outstanding
Organization

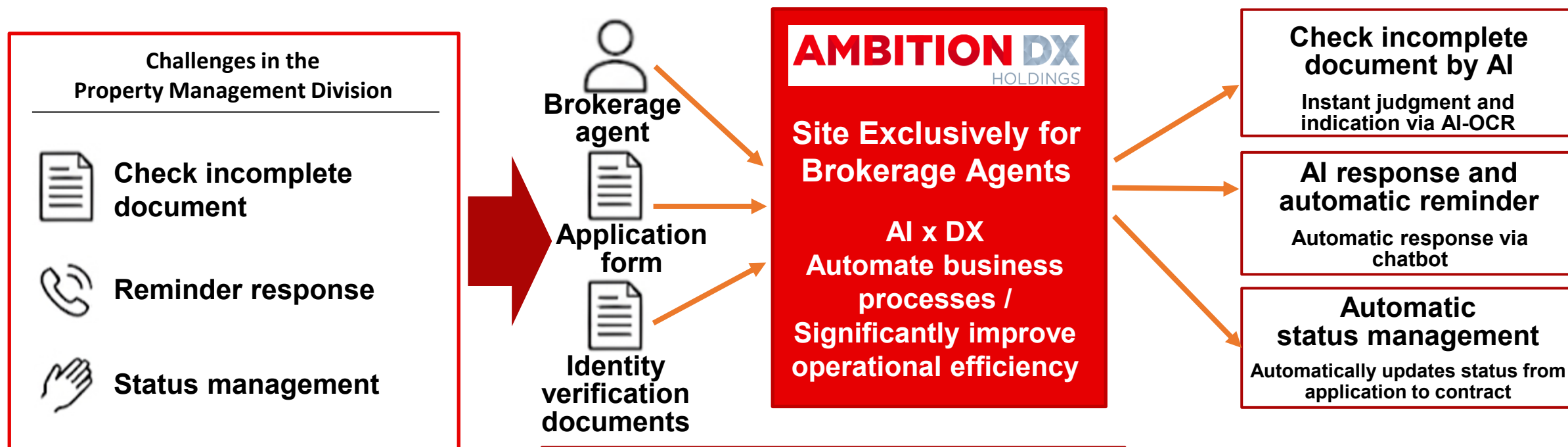
Certified again in 2026 in recognition of strategic efforts to manage employee health from a management perspective. We will continue to integrate health and productivity management into our business strategy, pursuing both employee well-being and organizational sustainability.

News

Further operational efficiency through AI x DX

Complete revamp of the "Site Exclusively for Brokerage Agents"

Developing a next-generation system to automate the entire business process from application to contract



Growth and Future Prospects

- Shifting the saved time to higher value-added operations.
- From individual tool development phases to "AI integration into core systems"

Asset Value Named "Authenticity."
Yoshimasa Hoshiba x Supreme Designer Residence
Launch of Official YouTube Channel "Tokyo Luxury Condos"

Broadcasting as branded content via YouTube room tour videos. Fostering ownership desire and affinity for property value.

Project Concept

Mr. Hoshiba's Aesthetics

×

Exquisite Space



Yoshimasa Hoshiba

Editor-in-Chief of "FORZA STYLE" /
Fashion Journalist /
Creative Director /
Representative Director of Style Clinic Co., Ltd.

Expected Effects

EFFECT 01

Arousing Ownership Desire

Rapidly fostering affinity
for the property

EFFECT 02

Maximizing Property Value

Broadcasting as branded content

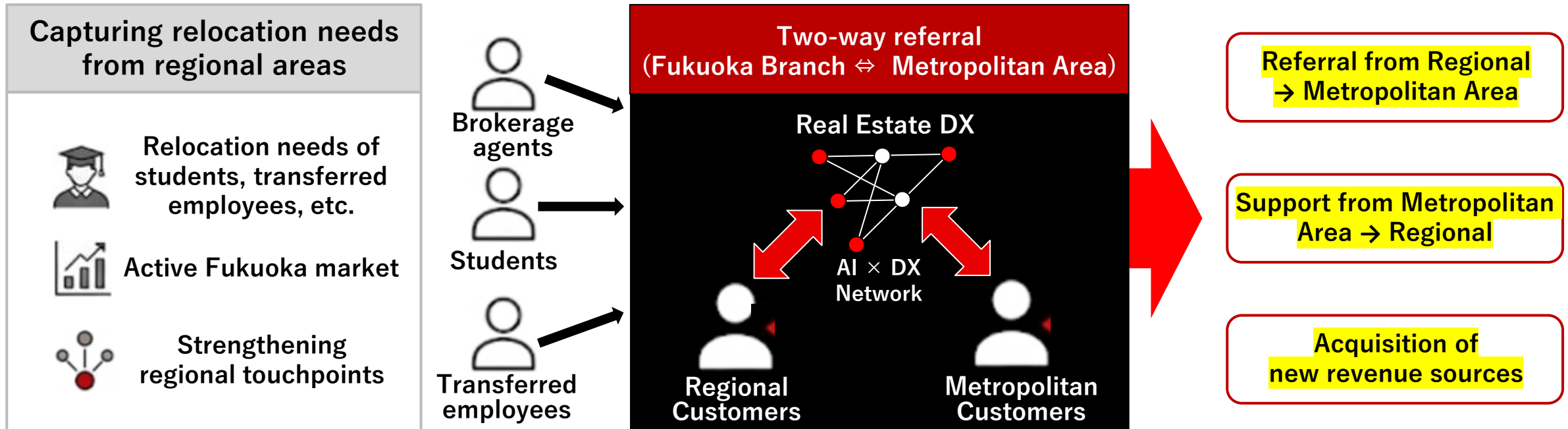


Sequentially broadcasting long-form room tour videos and short videos

Opening the first physical base outside the Tokyo metropolitan area

Establishing a new "Fukuoka Branch" of AMBITION AGENCY Co., Ltd.

Creating new revenue sources by building a new customer referral network between regional areas and the metropolitan area



Establishment of a customer referral network

Improving referral capability,
market share, and corporate value

Economic zone expansion and synergy

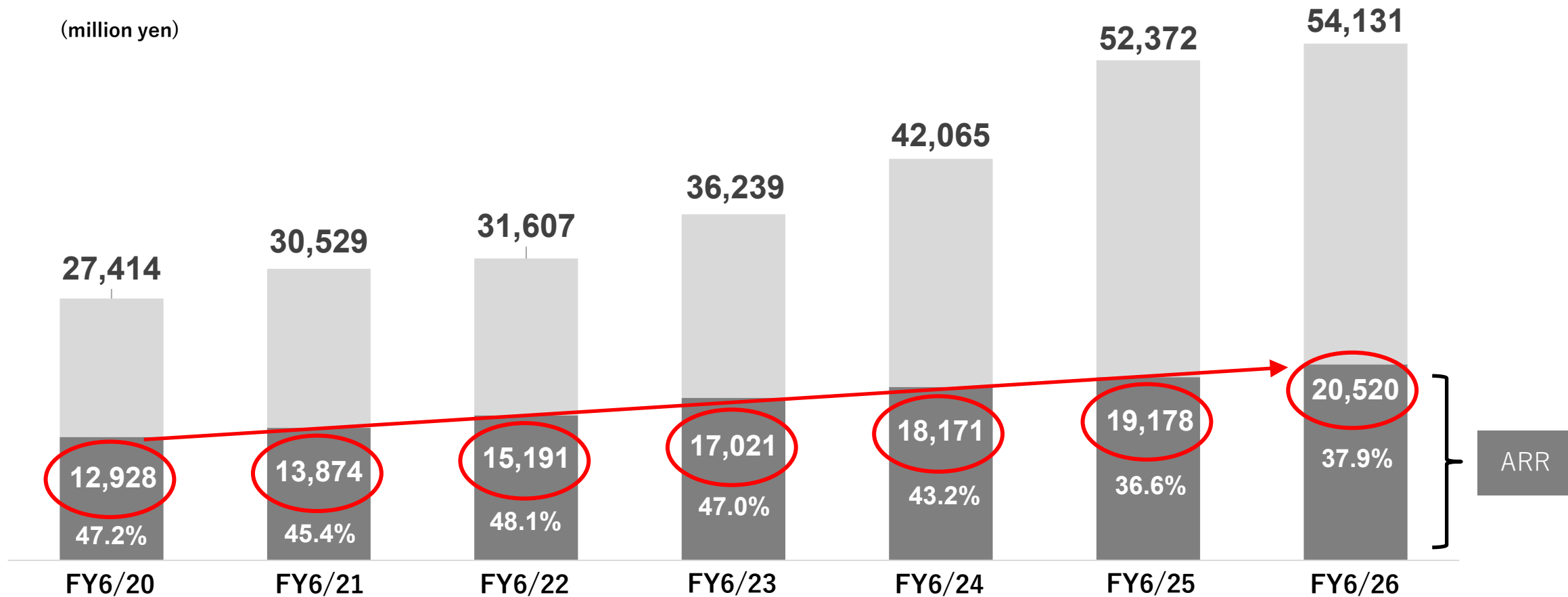
Establishment of success model /
DX synergy

APPENDIX

ARR (Annual Recurring Revenue)

- ARR Revenue Ratio: Accounts for approx. **40%** of total revenue, **forming a stable revenue base.**
- **ARR Revenue Amount: Increasing annually.**

Annual Recurring Revenue: Revenue generated consistently throughout the year.



DX Certified Business Operator

- Certified as a "DX Certified Business Operator" in recognition of our commitment to promoting digital transformation (DX).



DX Certification

The DX Certification System is a Japanese government program that evaluates and certifies companies based on their strategies, organizational structures, human resource development, and technological capabilities for promoting digitalization.

Pre- certification Initiatives

Active digitalization, development of new business models, and operational efficiency improvements.



DX Certification

Ongoing Initiatives

- Developing new services utilizing cutting-edge technologies such as blockchain, generative AI, IoT, and RPA.
- Formulating business strategies through data analysis.
- Enhancing employees' digital skills, etc.



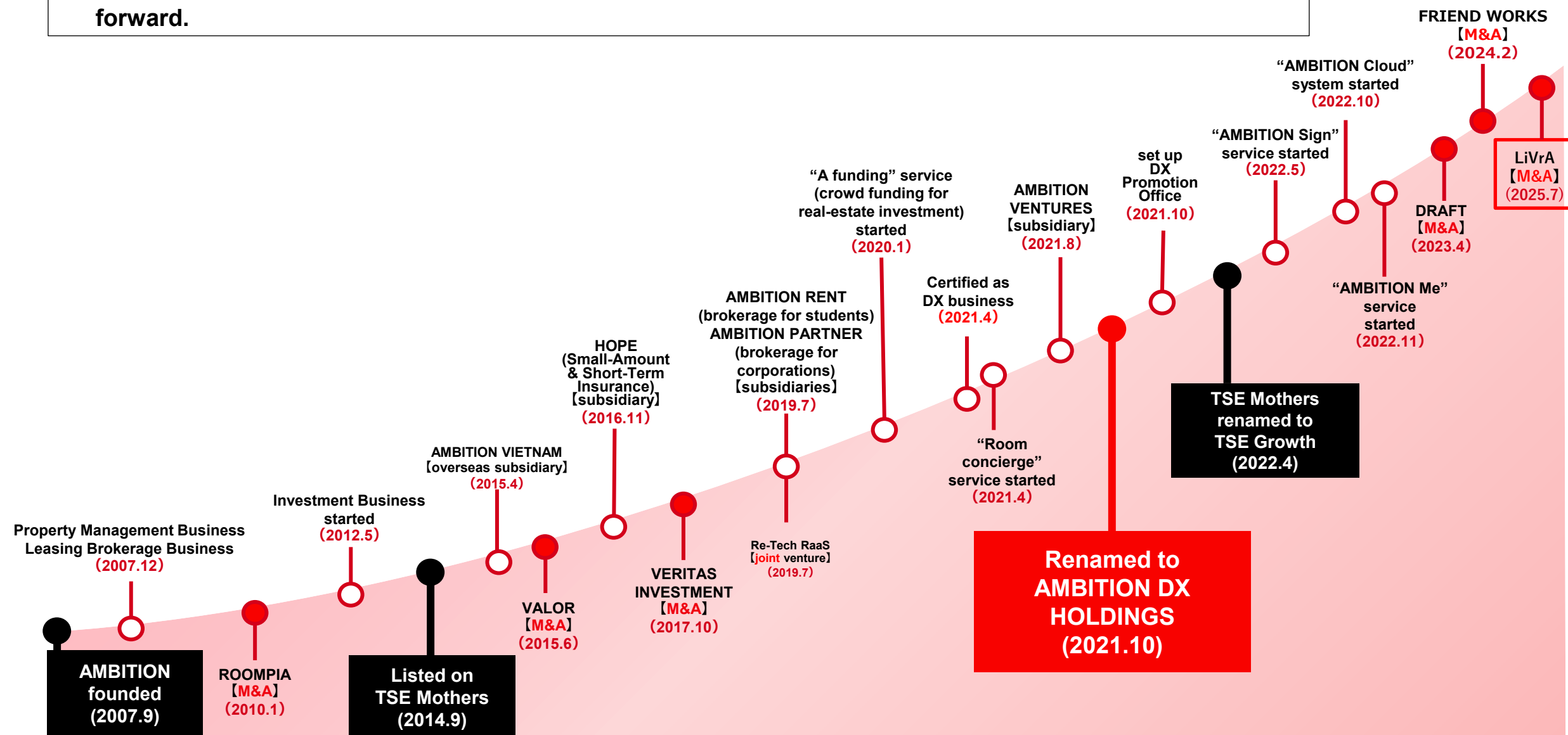
Future Initiatives

- Enhancing service quality and creating new value propositions for customers.
- Operational efficiency through digitalization.
- Deepening customer understanding through data analysis, etc.

Aiming to provide even more valuable services to our customers.

Company History

- Achieving discontinuous growth through aggressive M&A and DX investments, aiming for further leaps forward.



Contact Information

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