



MIGALO
HOLDINGS

Financial Results for the Fiscal Year Ended March 31, 2026

MIGALO HOLDINGS Inc.

Securities Code: 5535

May 11, 2026

President and Representative Director: Sei Nakanishi

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1. Company Profile

Company Overview

Company name	MIGALO HOLDINGS Inc.
Headquarters	41F Shinjuku I-Land Tower, 6-5-1 Nishi-shinjuku, Shinjuku-Ku, Tokyo, Japan
Representative	Sei Nakanishi, President and Representative Director
Incorporation date	October 2, 2023
Share capital	1,559 million yen (as of March 31, 2026)
Employees	578 (including non-full-time employees) (as of March 31, 2026)
Businesses	Formulation of business strategies and management of the Group's businesses (DX Promotion Business and DX Real Estate Business)
Group companies	DX Promotion Business: DXYZ Inc. / AVANT Corporation / TIERO Inc. / CloudTechPlus Co., Ltd. / TeraWebCreate, Inc. / U-System Creation Inc. DX Real Estate Business: PROPERTYAGENT, Inc. / AKI Commerce Co., Ltd. / Associa Property Co., Ltd.

(As of April 1, 2026)

History and Sales

May 2025

Transformed TeraWebCreate into subsidiary

Sept. 2025

Transformed U-System Creation Inc. into subsidiary

Jan. 2026

Integrated OmniScience and CBLab into AVANT

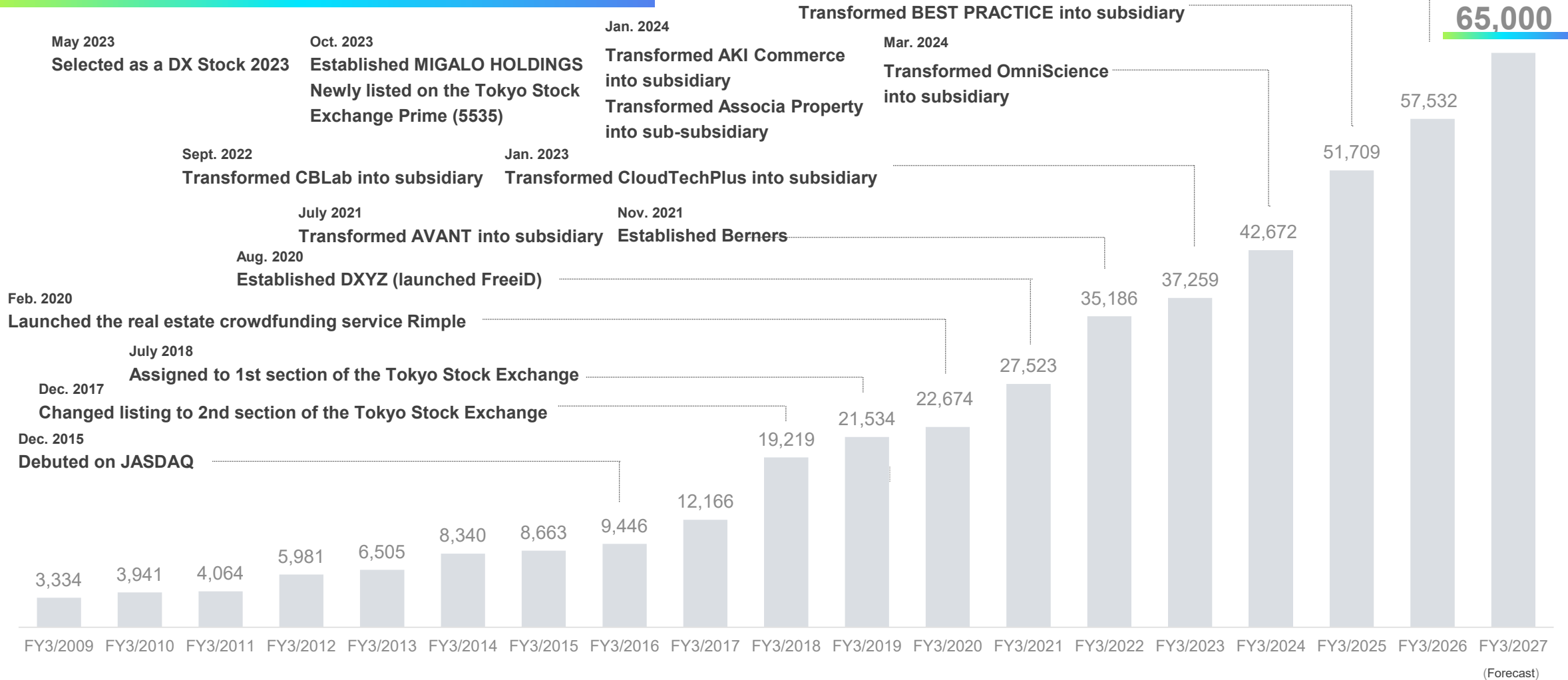
Oct. 2025

Integrated Berners and BEST PRACTICE into TIERO

(Millions of yen)

FY3/2027 net sales (forecast)

65.0 billion yen



2. FY3/2026 Consolidated Results Summary

FY3/2026 Earnings Highlights (1)

Net sales

57,532 million yen
(YoY 11.3%)

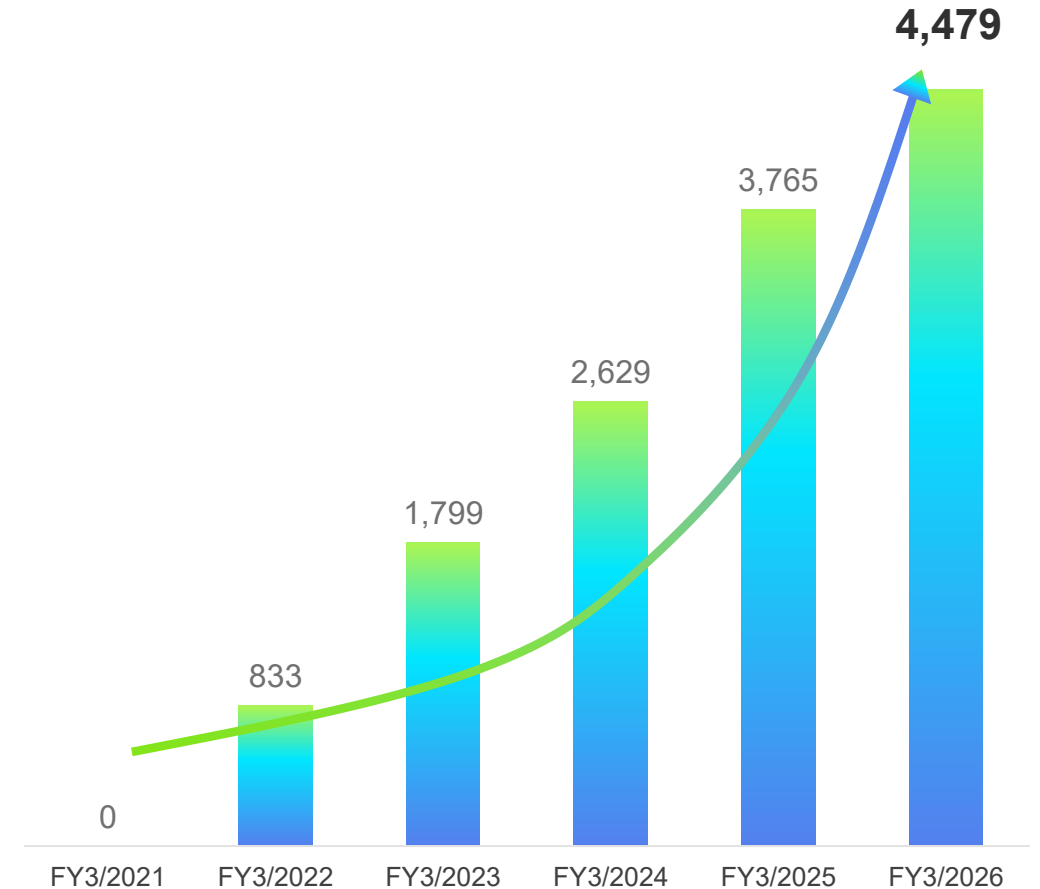
Operating profit

3,061 million yen
(YoY 12.8%)

- Net sales were up 11.3% YoY, reaching an all-time high overall due to record-high net sales attributable to steady growth in the DX Promotion Business and high sales prices driving revenue growth in the DX Real Estate Business.
- Operating profit reached a record high of just over 3.0 billion yen, up 12.8% YoY, reflecting profit growth from upfront investments in the DX Promotion Business steadily bearing fruit and achieving early monetization, as well as steady revenue growth from higher sales prices in the DX Real Estate Business.

DX Promotion Business net sales

(Millions of yen)



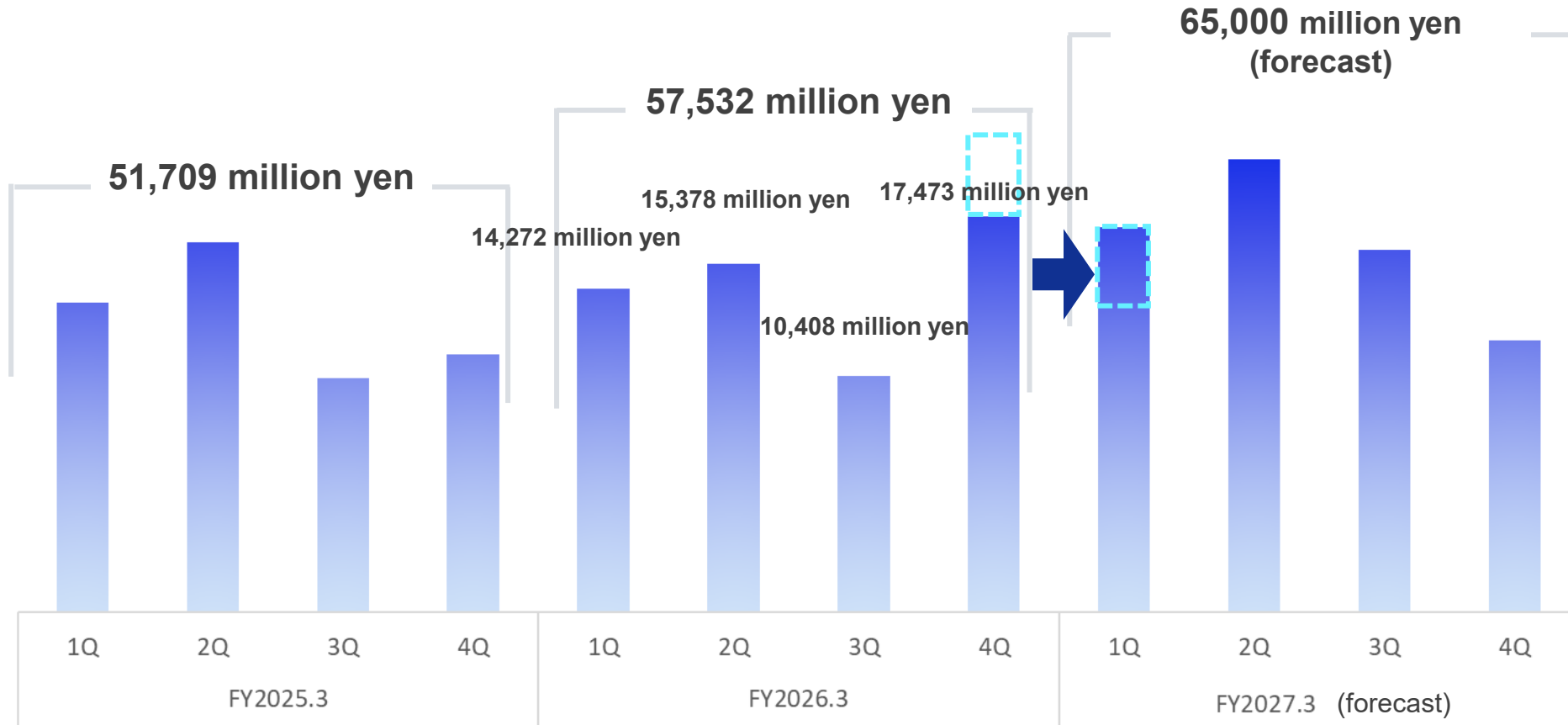
FY3/2026 Earnings Highlights (2)

- Net sales were broadly in line with expectations, coming in at 95.9% of the figure forecast, reflecting adjustments to deliveries of new properties in the DX Real Estate Business.
- Meanwhile, profit at each level exceeded the earnings forecast. The recording of profit from early monetization in the DX Promotion Business and higher sales prices in the DX Real Estate Business contributed to this result. Net profit also increased, contrary to a forecast decline.

(Millions of yen)	FY3/2026 Forecast	FY3/2026 Results	Versus forecasts
Net sales	60,000	57,532	95.9%
Operating profit	3,000	3,061	102.0%
Ordinary profit	2,250	2,347	104.3%
Profit attributable to owners of parent	1,370	1,434	104.7%

FY3/2026 Earnings Highlights (3)

- Profit at each level for FY3/2026 was tracking better than expected and **exceeded the initial forecast**. For this reason, the Company shifted deliveries of some new properties scheduled for Q4 to the following fiscal year in order to **maximize the profitability of projects**.



FY3/2026 Earnings Highlights (4)

- The number of condominium buildings with FreeiD reached 376 buildings, a **significant increase of 171 buildings** YoY.
- The number of DX real estate members steadily increased and MIGALO Group's DX real estate economic zone has steadily expanded.
- The number of units for rent under management and the number of buildings under management also steadily increased compared with last year.

DX real estate members

191,153 persons

(YoY: +5,820 persons)

Number of real estate units sold

1,423 units

(YoY: +48 units)

Number of condominium buildings with FreeiD

376 buildings

(YoY: +171 buildings)

Units for rent under management

7,272 units

(YoY: +807 units)

Number of buildings under management

6,115 units

(YoY: +463 units)

Number of active DI projects⁽¹⁾

450 projects

(YoY: +148 projects)

*As of March 31, 2026

(1) The number of active DI projects refers to the number of active DX-supported projects in the DX Promotion Business.

FY3/2026 Consolidated Statement of Income

- Net sales increased 11.3% YoY, as net sales in the DX Promotion Business reached a record high and the DX Real Estate Business also remained strong.
- Operating profit rose +12.8% YoY due to the early monetization of the DX Promotion Business together with higher sales prices in the DX Real Estate Business.
- Although the impact of rising interest rates was felt, ordinary profit and net profit both increased due to appropriate financial controls and other factors.

(Millions of yen)	FY3/2025	FY3/2026	YoY	YoY (%)
Net sales	51,709	57,532	+5,823	+11.3%
Operating profit	2,713	3,061	+348	+12.8%
Ordinary profit	2,121	2,347	+225	+10.6%
Profit attributable to owners of parent	1,390	1,434	+43	+3.1%

FY3/2026 Results by Segment

- In the DX Promotion Business, steady growth in FreeiD deployments, an increase in new orders for DX support, and the impact of M&A led to early monetization and higher sales, with both net sales and operating profit increasing significantly.
- In the DX Real Estate Business, profit increased due to a higher proportion of new property sales than in the previous fiscal year, as well as rent increases driving higher gross profit margins on pre-owned properties.

(Millions of yen)	FY3/2025	FY3/2026	YoY	YoY (%)
Net sales	51,709	57,532	+5,823	+11.3%
DX Promotion Business	3,765	4,479	+713	+19.0%
DX Real Estate Business	48,070	53,247	+5,176	+10.8%
Adjustments	(127)	(194)	(67)	-
Operating profit	2,713	3,061	+348	+12.8%
DX Promotion Business	75	366	+290	+384.0%
DX Real Estate Business	3,863	4,240	+377	+9.8%
Adjustments	(1,225)	(1,546)	(320)	-

DX Promotion Business

• In addition to steady increases in deployments of the facial-recognition ID platform “FreeiD,” incremental net sales and profit attributable to M&A (TeraWebCreate and U-System Creation) also contributed to higher revenues and profits. Segment profit was 300 million yen in the black.

(Millions of yen)

DX Promotion Business quarterly net sales

DX Promotion Business segment total				
(Millions of yen)	FY3/2025	FY3/2026	YoY	YoY (%)
Net sales	3,765	4,479	+713	+19.0%
Segment profit	75	366	+290	+384.0%

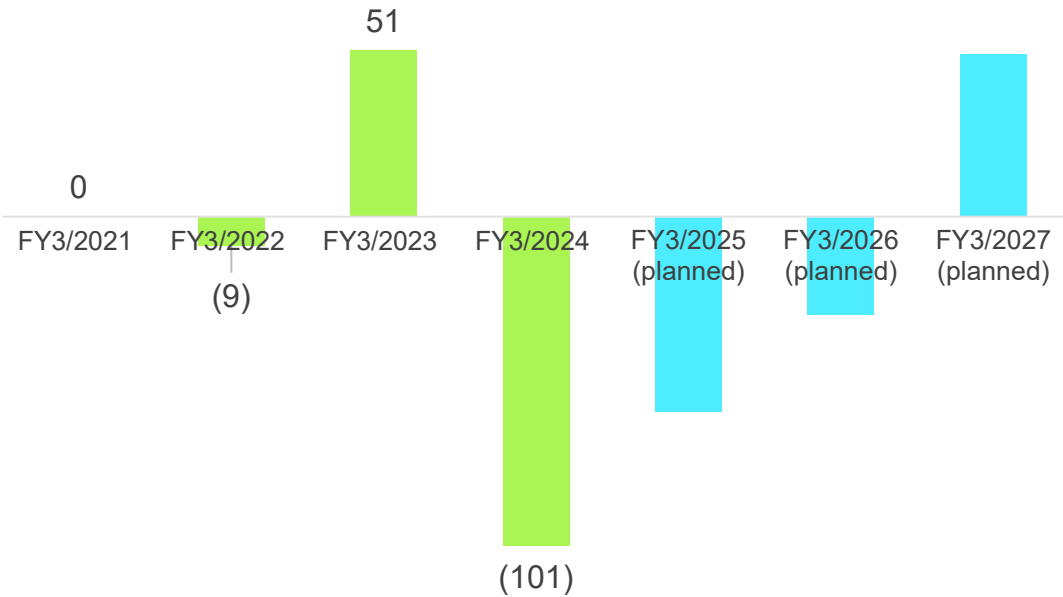


*Figures in the chart show total segment net sales before offsetting intercompany transactions.

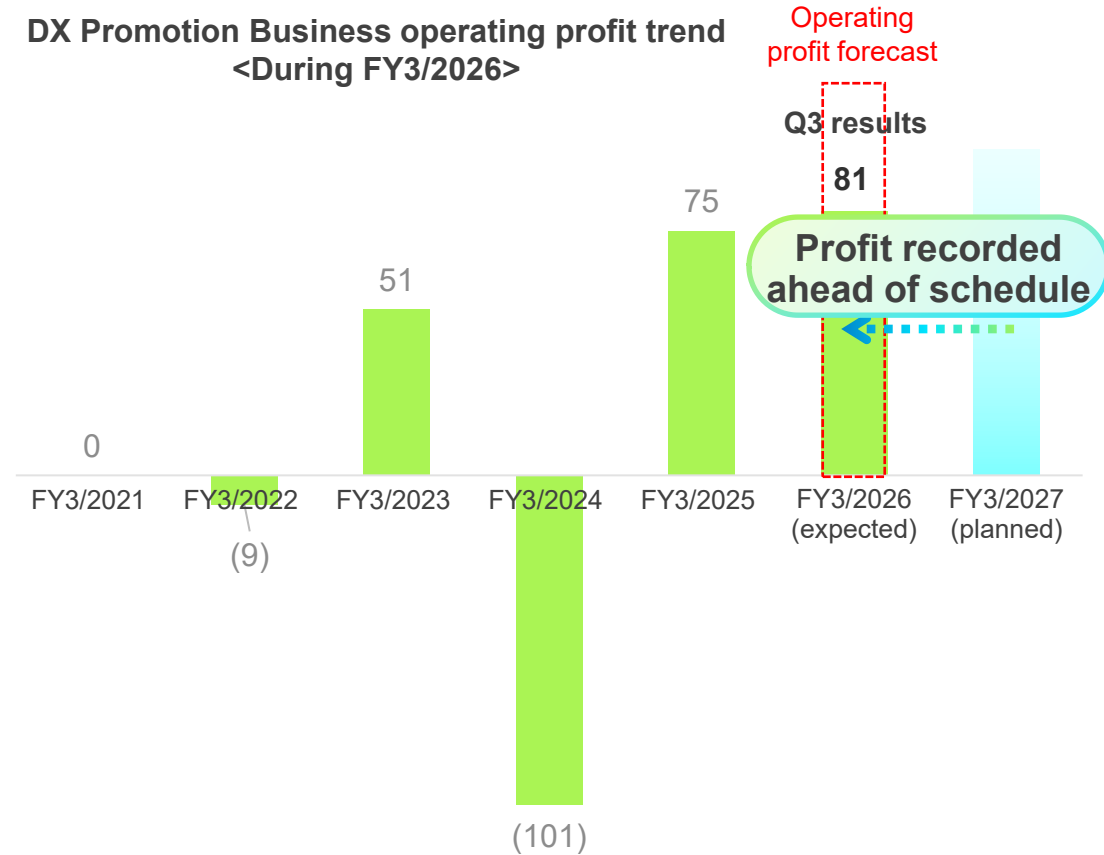
DX Promotion Business Operating Profit

- In the DX Promotion Business, the previous and current fiscal years were positioned as upfront investment periods, with the business operating under planned losses due to plans for proactive personnel recruitment, M&A, and other initiatives.
- These upfront investments bore fruit earlier than expected, and earnings are currently expanding even as investments continue. The business is expected to **record a profit starting from FY3/2027, one year earlier than expected.**

DX Promotion Business operating profit trend
 <At the time of planning at the end of FY3/2024>



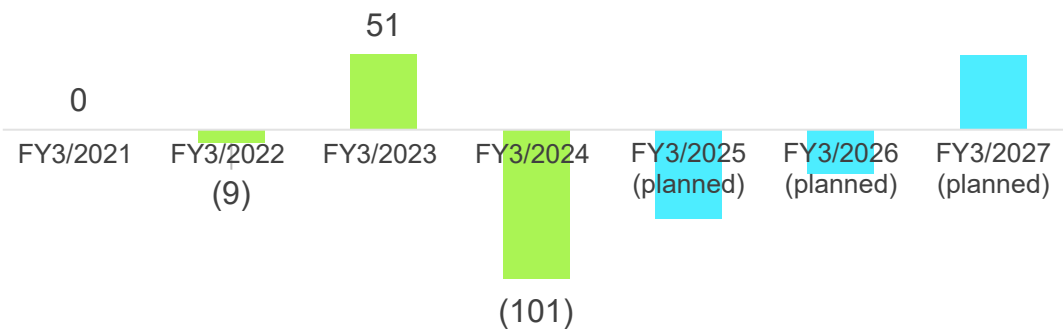
DX Promotion Business operating profit trend
 <During FY3/2026>



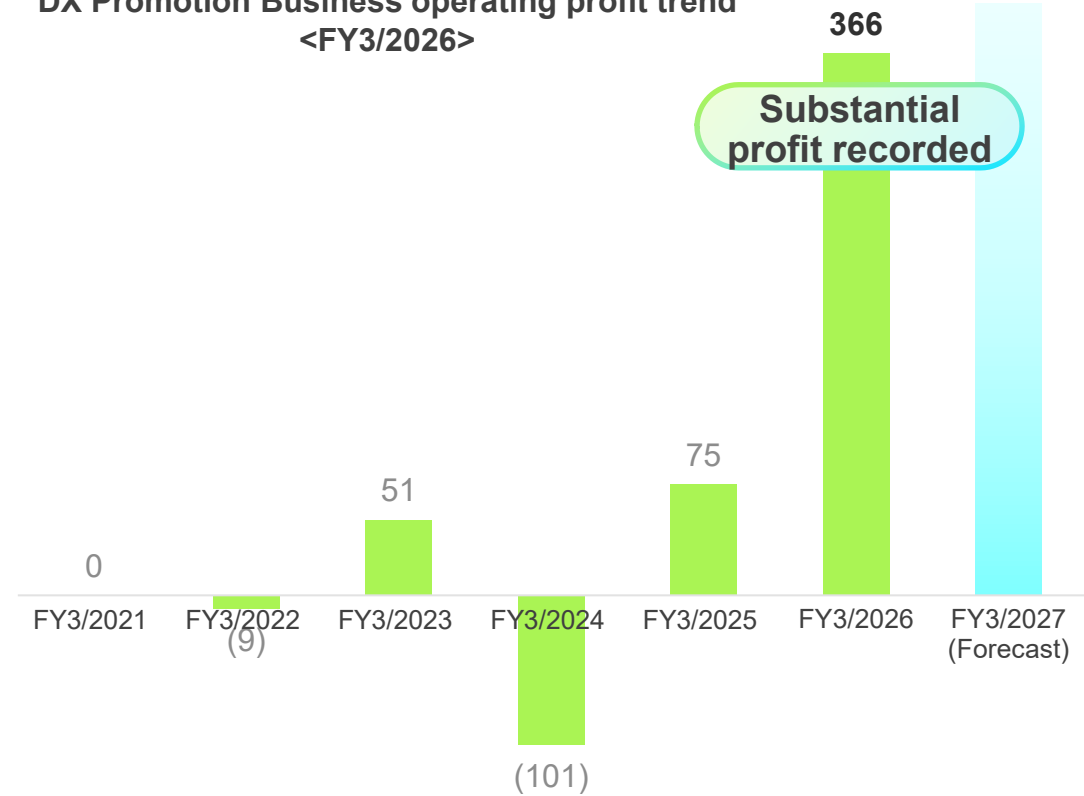
DX Promotion Business Operating Profit

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- These upfront investments bore fruit earlier than expected, and earnings are currently expanding even as investments continue. The business **recorded a substantial profit in FY3/2026, one year earlier than expected.**

DX Promotion Business operating profit trend
 <At the time of planning at the end of FY3/2024>



DX Promotion Business operating profit trend
 <FY3/2026>

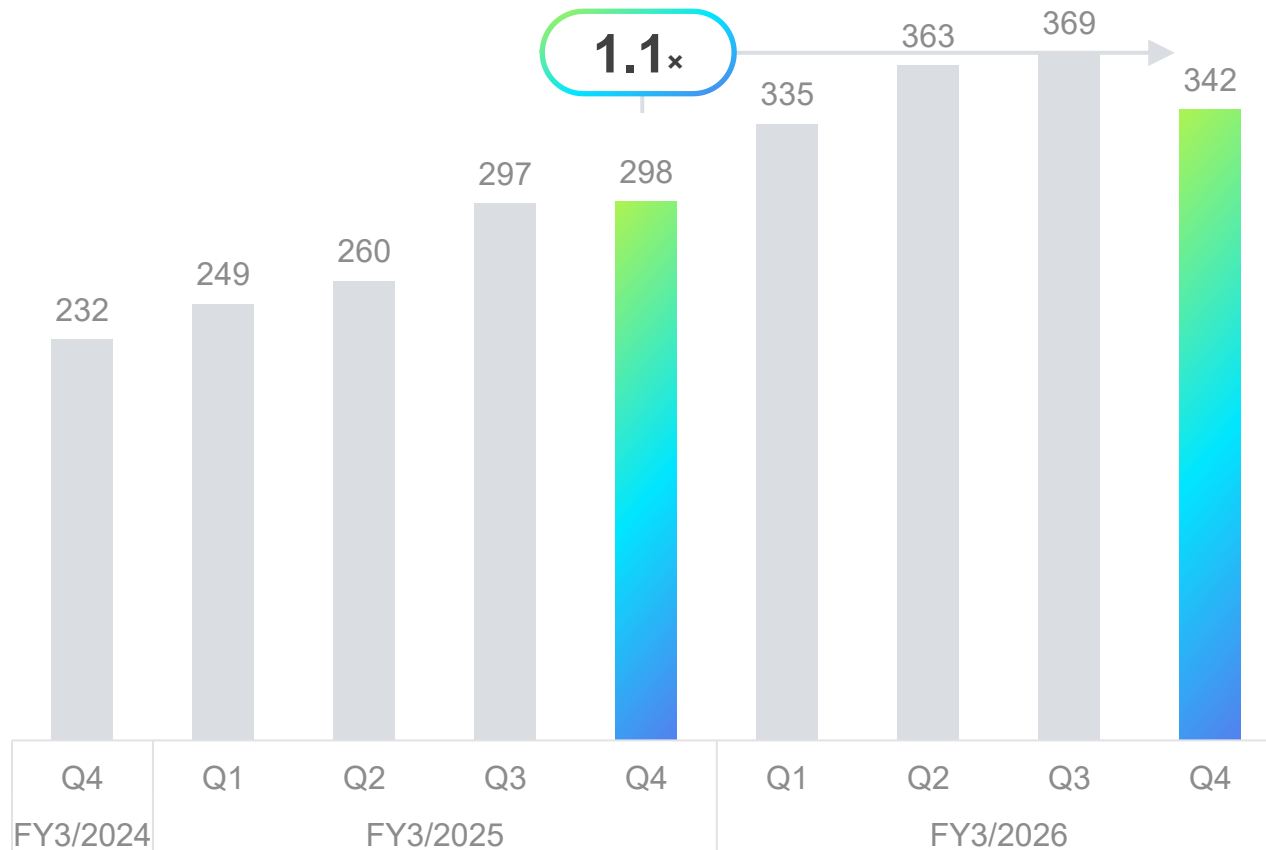


IT Personnel Supporting DX

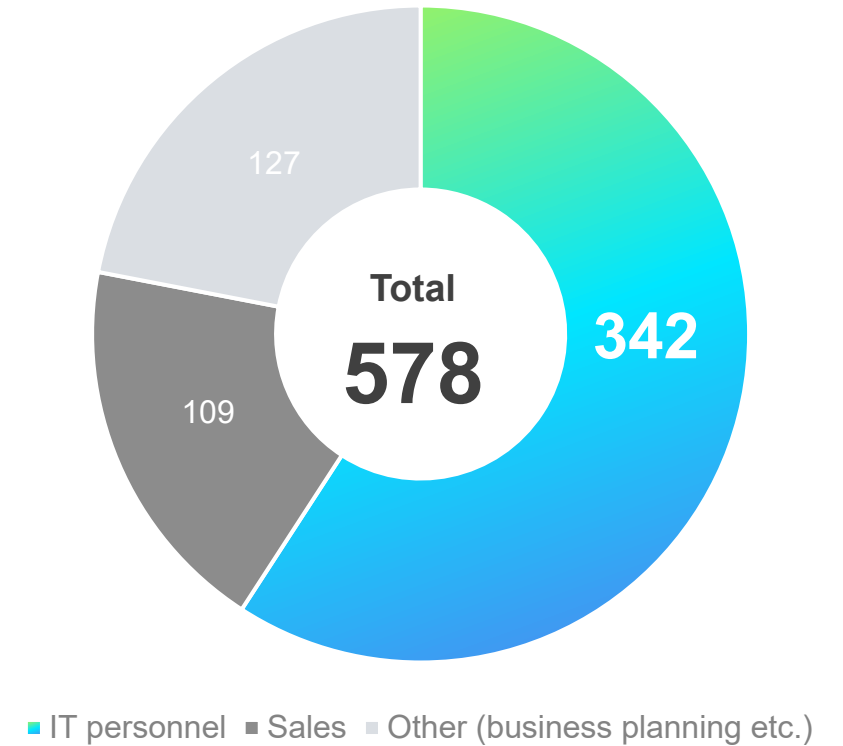
- Integrate group companies to further optimize management resources and develop higher value-added businesses.

Increase in number of IT personnel to support DX

(Persons)



Group-wide job composition



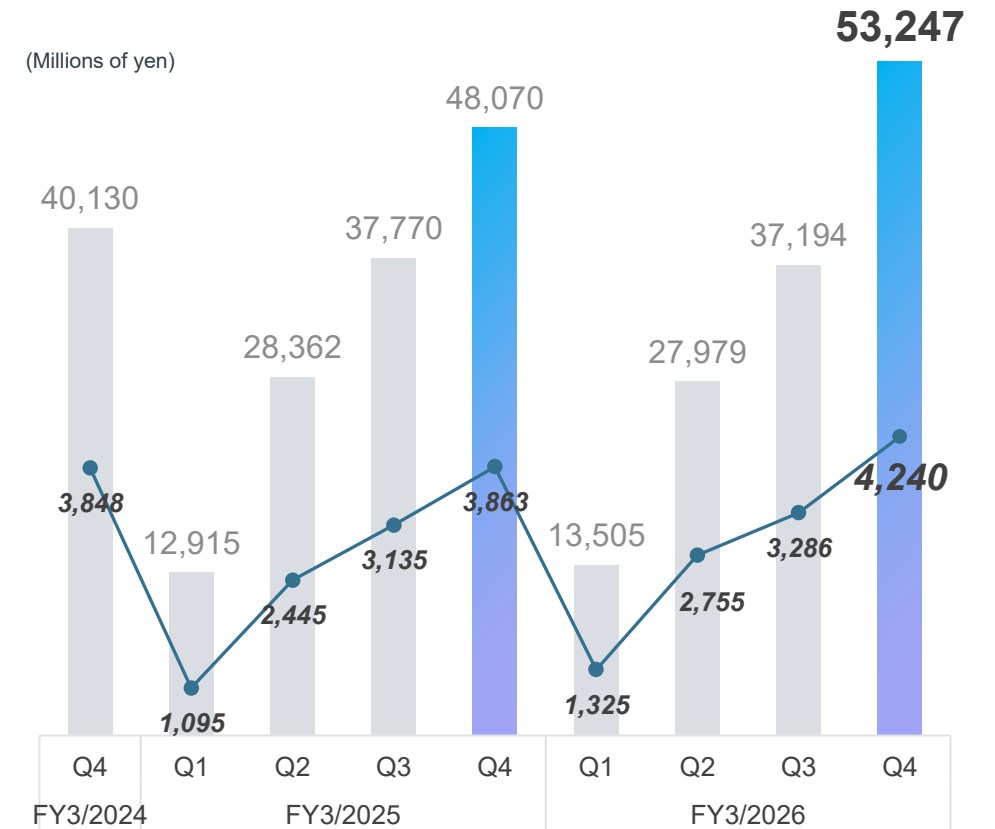
DX Real Estate Business

- Reflecting the optimal allocation of sales resources, the sales ratio of newly built investment properties increased significantly in FY3/2026. This boosted the overall gross profit margin, and the number of units sold also increased steadily, resulting in higher sales and profit.

DX Real Estate Business segment total

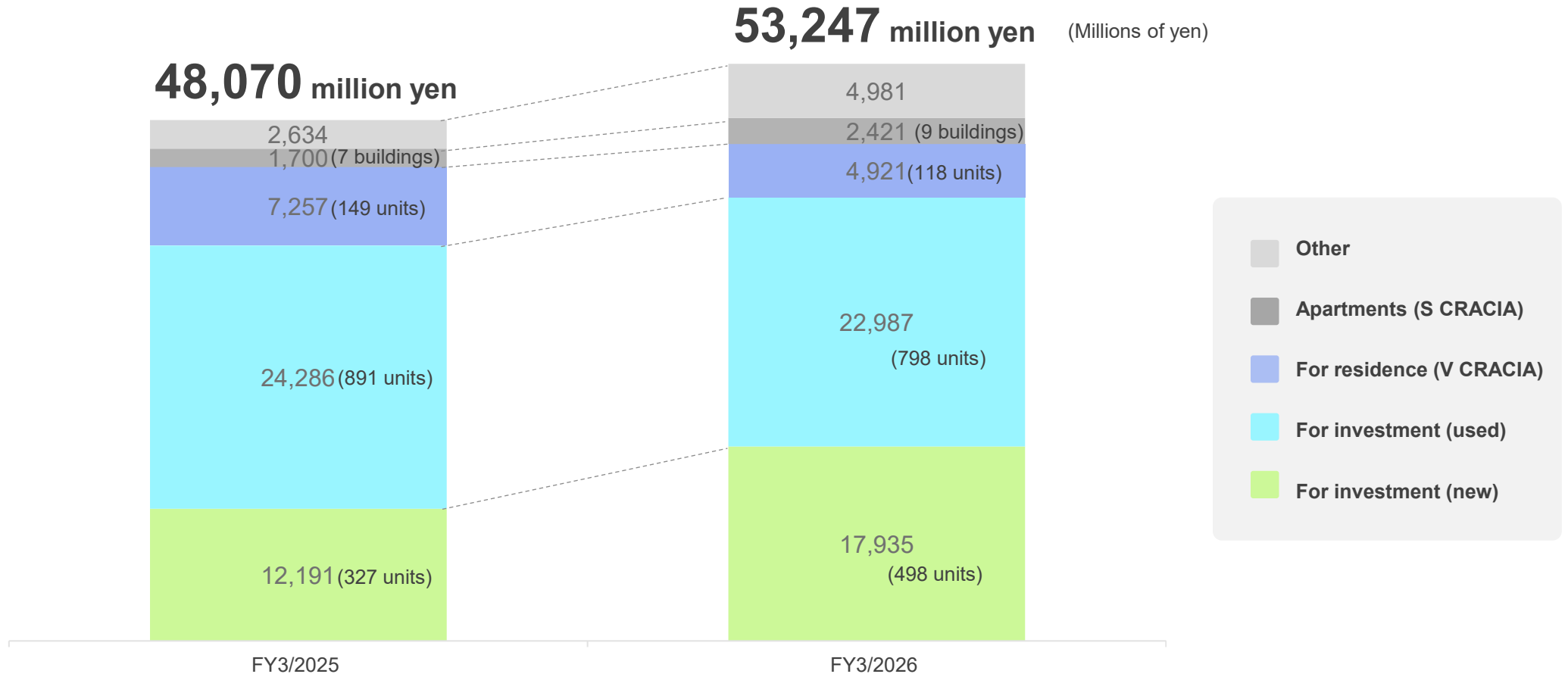
(Millions of yen)	FY3/2025	FY3/2026	YoY	YoY (%)
Net sales	48,070	53,247	+5,176	+10.8%
Segment profit	3,863	4,240	+377	+9.8%

Net sales and segment profit



DX Real Estate Business Segment Net Sales and Unit Sales

- Sales of new condominiums for investment expanded, with the number of deliveries increasing by +171 units YoY.
- Rising rents for pre-owned properties also drove higher sales prices, resulting in gross profit that more than offset the decrease in the number of deliveries.
- Net sales for owner-occupied properties decreased because sales were centered on suburban properties with lower average sales prices.
- The Company is pursuing a policy of expanding apartment building development, and demand for such buildings remains strong. As a result, sales prices remained high, with the number of buildings sold increasing steadily.



FY3/2026 Balance Sheet Highlights

- Through control of sales inventory, inventories decreased slightly while properties for sale in the next fiscal year and beyond were secured.
- Cash and deposits increased due to the monetization from property deliveries and a capital increase; the financial foundation has been strengthened and will serve as a base, in combination with funds procured through indirect financing, for acceleration of future growth investment and efforts to improve ROE, which has declined.

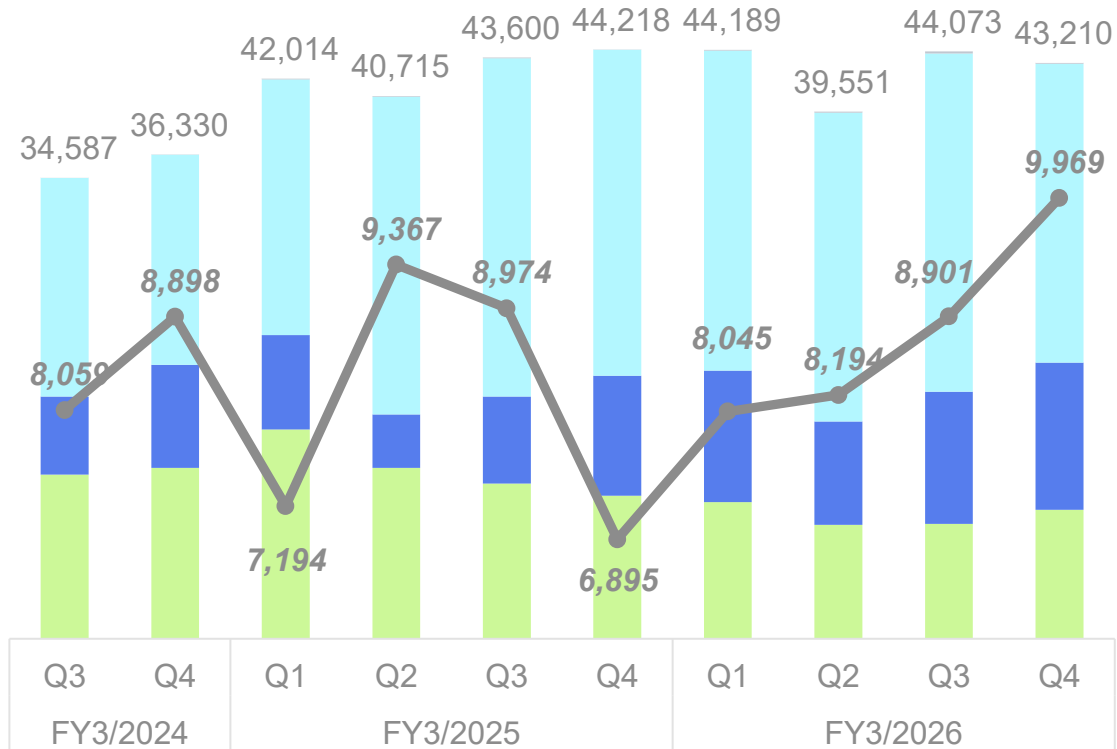
(Millions of yen)	FY3/2025	FY3/2026	YoY	YoY (%)
Total assets	54,506	57,307	+2,801	+5.1%
Cash and deposits	6,895	9,968	+3,073	+44.6%
Inventories	44,218	43,209	(1,008)	(2.3%)
Interest-bearing debt	38,382	35,583	(2,798)	(7.3%)
Net assets	11,273	15,357	+4,084	+36.2%

Management index	FY3/2025	FY3/2026	Change	Management standard value
ROE	12.9%	10.9%	(2.0%)	12.0%
Net D/E ratio	2.83x	1.70x	(1.13x)	up to 2x
Equity ratio	20.4%	26.3%	+5.9%	25%

Status of Capital Policy

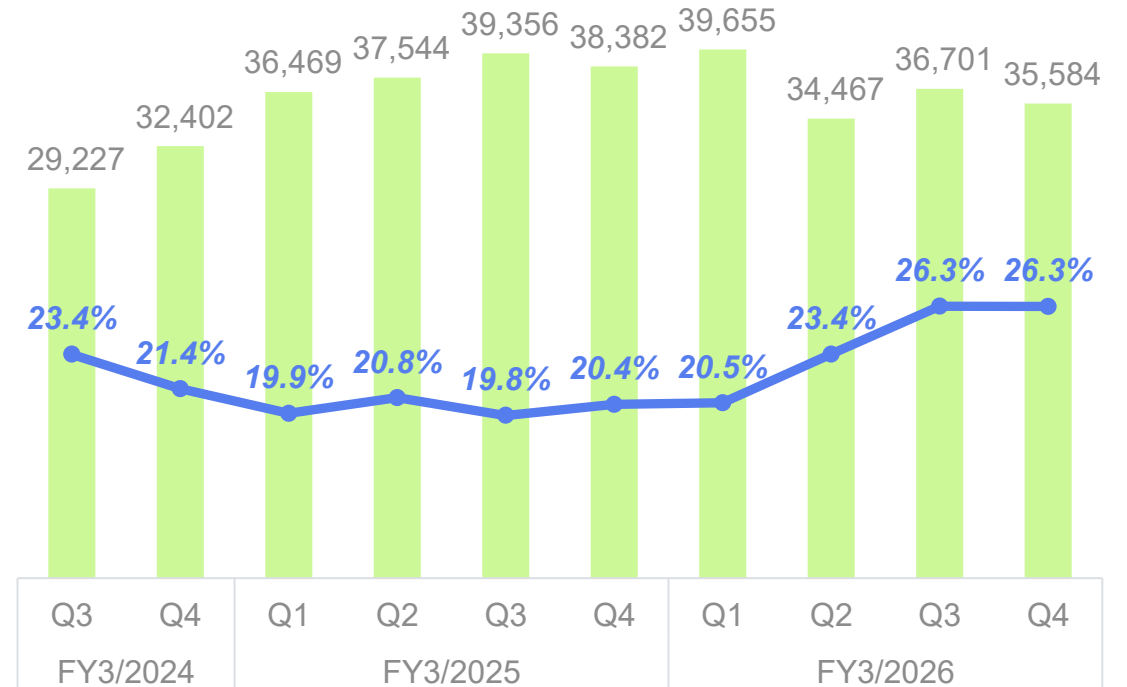
- While securing inventory in the DX Real Estate Business to facilitate growth from the next fiscal year onward, we also secured funds for growth investments.
- With our financial foundation strengthened and equity ratio improved, we will use this foundation as a base to make even more active use of indirect financing going forward.

Trends in cash and deposits and inventories



■ Pre-owned ■ New (completed) ■ New (work in progress)
■ Other —●— Cash and deposits

Trends in interest-bearing debt and equity ratio

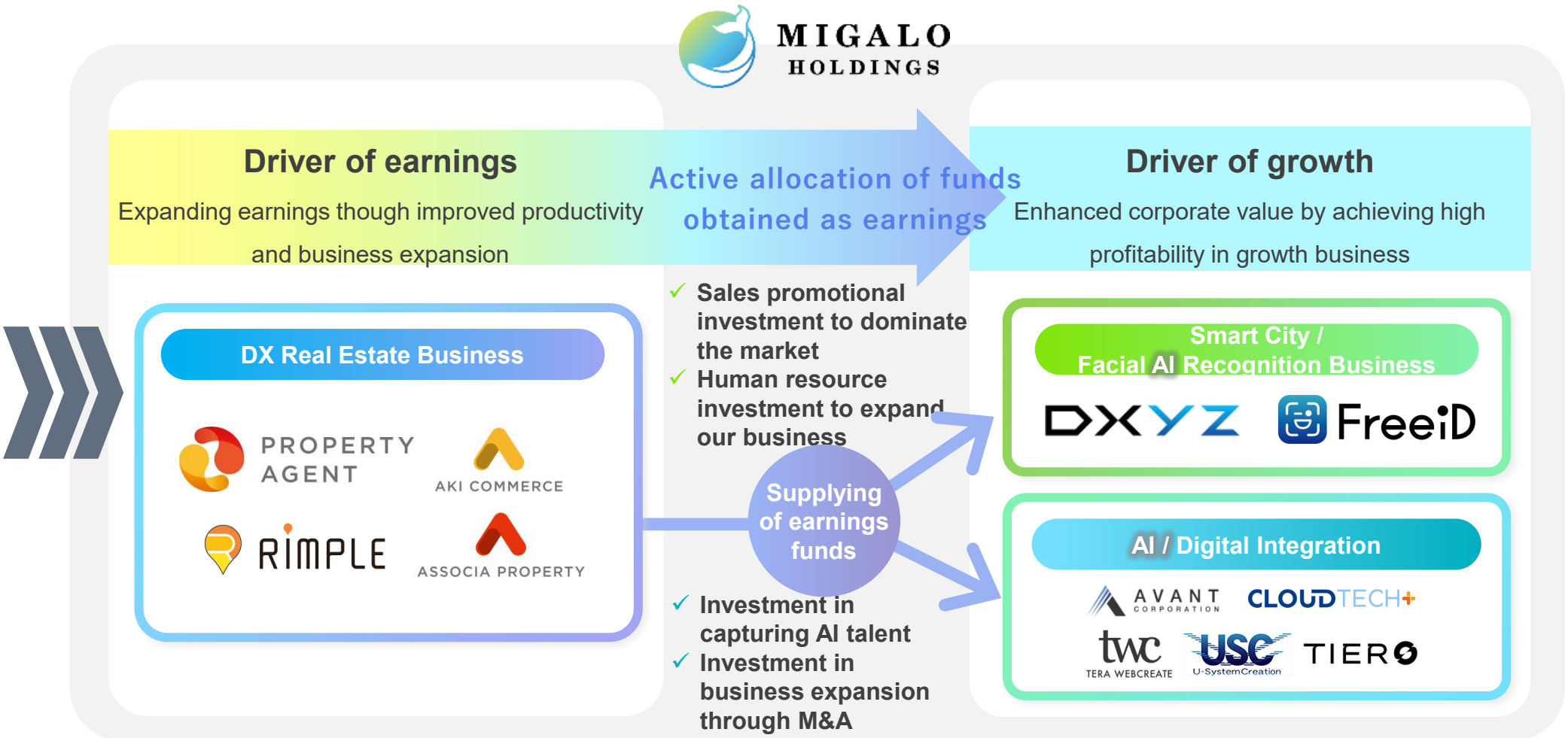


■ Interest-bearing debt —●— Equity ratio

The Group's Financial Strategy

We will maximize use of indirect financing and actively allocate funds obtained through our main earnings driver, the DX Real Estate Business, to our main growth driver, the DX Promotion Business, to achieve high profitability in the growth business and thereby enhance corporate value.

Financial Institutions



Growth Catalysts and Medium-term Targets



**MIGALO
HOLDINGS**

Fusion of digital and real technologies

Target

110.0 billion yen

in Group sales

MIGALO's proprietary
profitability growth model

PJ AXiS

Promote human capital
management

**Acceleration of growth
investment**

Enhance corporate value by expanding
revenues

1 | Facial recognition
DXYZ

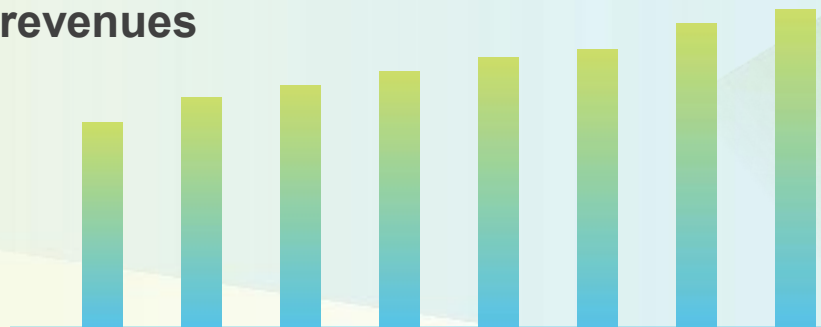
Change way of living

2 | AI DI
AVANT and more | **TIERO**

Streamlining ways of working

3 | DX real estate
PROPERTY AGENT

Providing valuable estate



FY2026

FY2029



3. FY3/2027 Annual Forecast, Returns to Shareholders

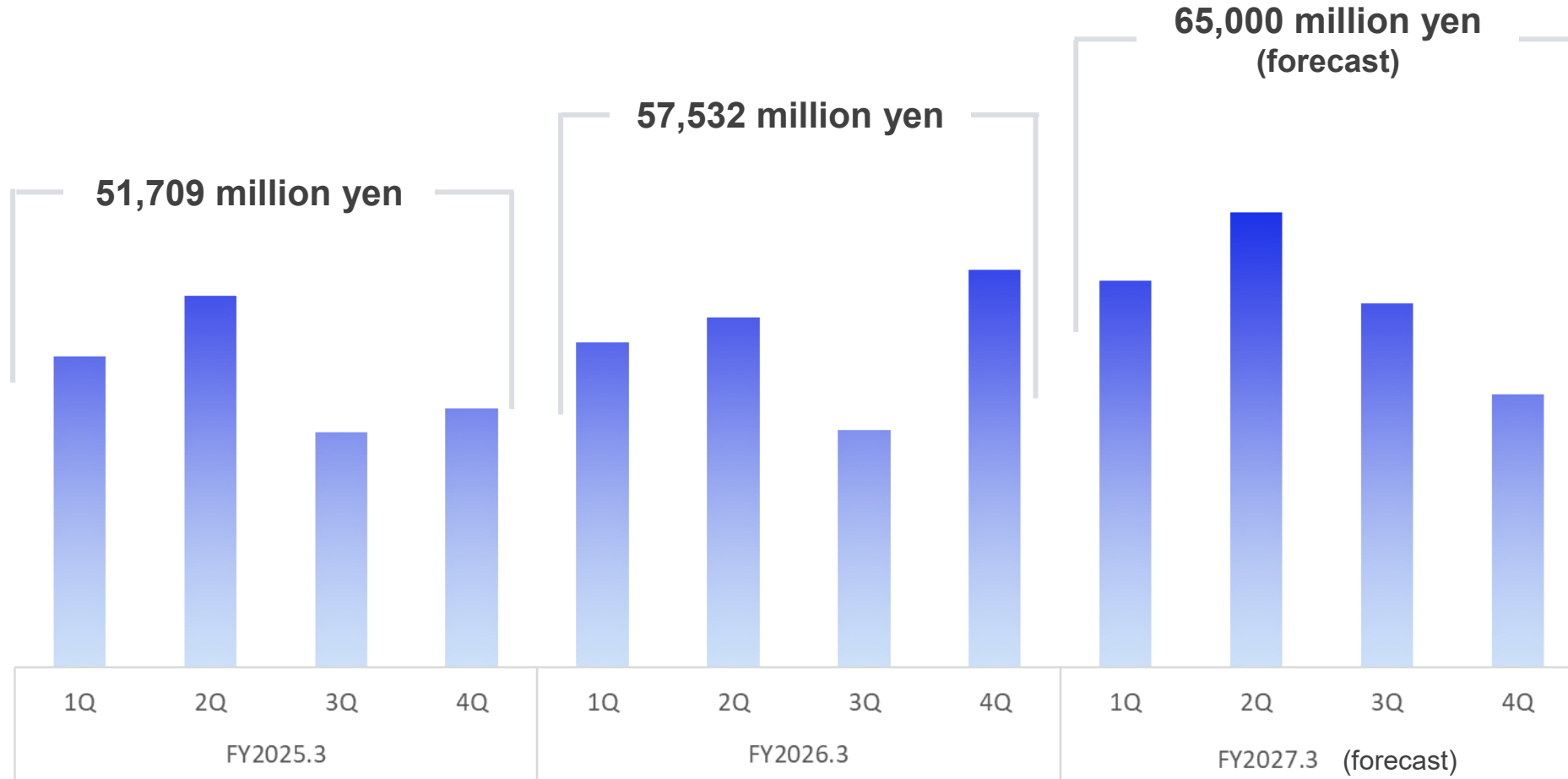
FY3/2027 Full-Year Earnings Forecast

- We are aiming for net sales of **65.0 billion yen** based on our expectation of increases in both the DX Promotion Business and the DX Real Estate Business.
- We forecast operating profit of 3.3 billion yen, up +7.8%, reflecting the monetization of the DX Promotion Business and the expectation that sales prices in the DX Real Estate Business will rise to a certain extent, while also taking into account the impact of soaring construction costs and rising long-term interest rates in the DX Real Estate Business.

(Millions of yen)	FY3/2027 Forecast	FY3/2026 Results	YoY	YoY (%)
Net sales	65,000	57,532	+7,467	+13.0%
Operating profit	3,300	3,061	+238	+7.8%
Ordinary profit	2,450	2,347	+102	+4.4%
Profit attributable to owners of parent	1,500	1,434	+65	+4.6%

Forecast Quarterly Trend in Sales

- As a result of adjusting our real estate sales strategy in FY3/2026 (changes to the timing of delivery), we expect Q1 net sales to be substantial.
- Because we expect there to be more deliveries of new properties in Q2, **net sales are expected to be highest in Q2.**



Returns to Shareholders

- Based on an overall assessment of our shareholder return policy, retained earnings, equity ratio, the financing environment, and our cash position, annual dividend for FY3/2027 is **forecast to rise 0.5 yen** to 9 yen (interim dividend of 3 yen, year-end dividend of 6 yen).

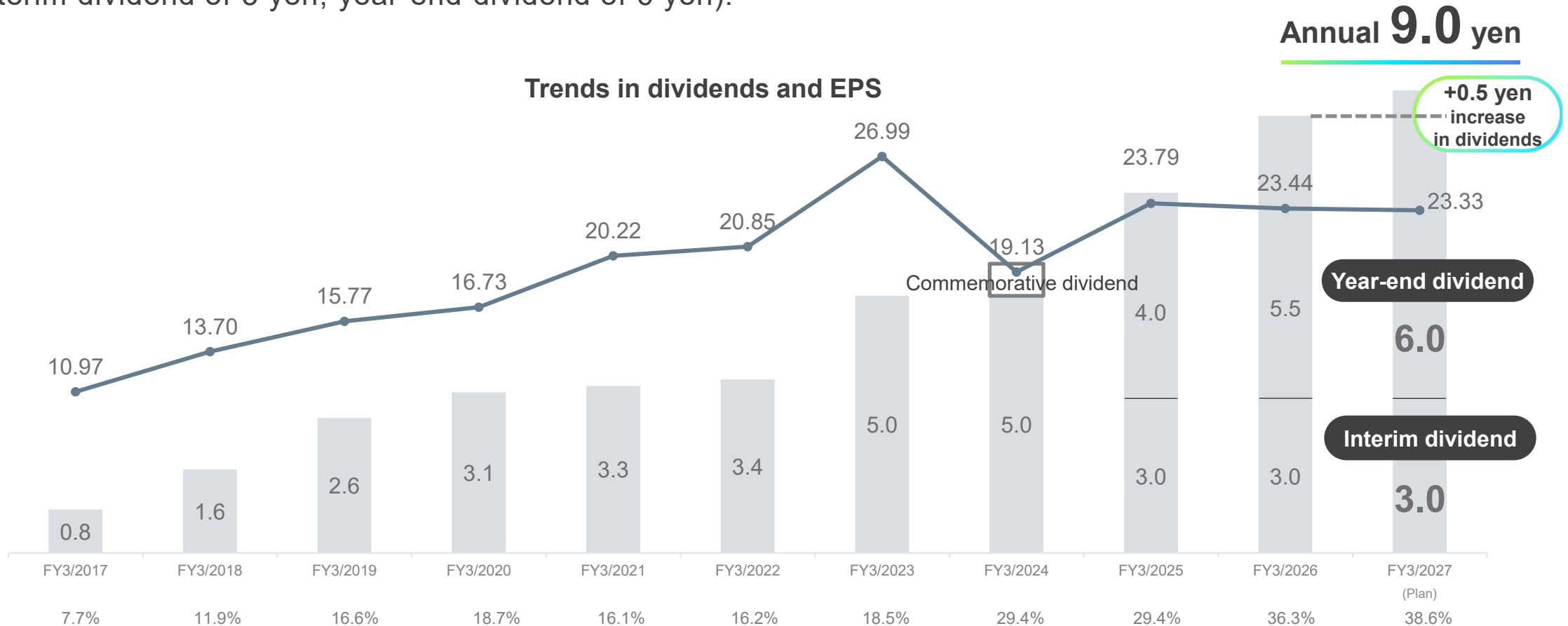
	FY3/2026 Actual dividend	FY3/2027 Forecast dividend
Interim dividend	3.0 yen	3.0 yen
Year-end dividend	5.5 yen	6.0 yen
Annual dividend	8.5 yen	9.0 yen

+0.5 yen increase in ordinary dividends YoY

Returns to Shareholders

- Our dividend policy is to continue increasing dividends commensurately with improvements in earnings per share (EPS). We aim to further increase dividends in FY3/2027.
- Based on an overall assessment of our shareholder return policy, retained earnings, equity ratio, the financing environment, and our cash position, annual dividend for FY3/2027 is **forecast to rise 0.5 yen** to 9 yen (interim dividend of 3 yen, year-end dividend of 6 yen).

Trends in dividends and EPS

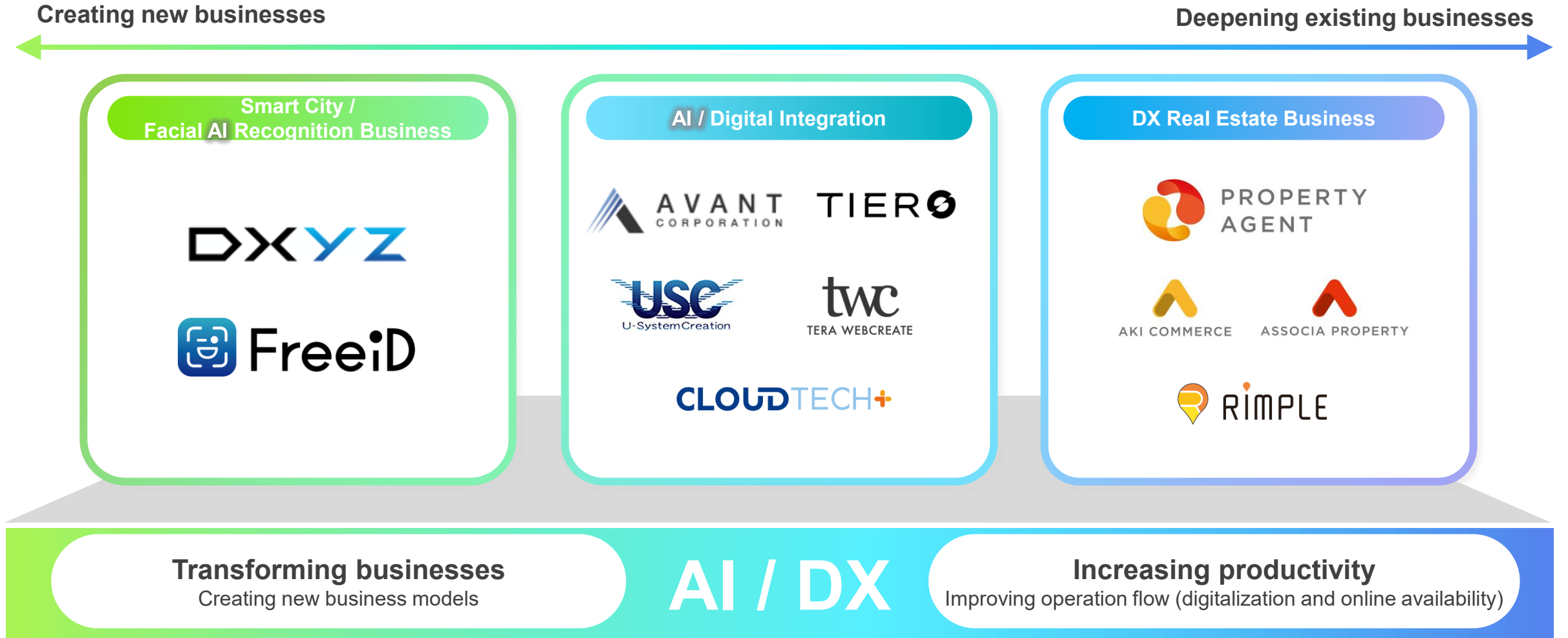


Dividend payout ratio

4. Business Details and Future Outlook

Businesses Developed by the Group

Deepening existing businesses and creating new businesses leveraging DX



Examples of facial recognition services in Japan

Various companies offer facial recognition services in Japan and their use is spreading to various locations.



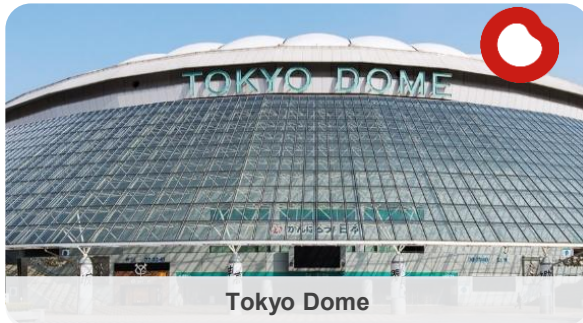
Tokyo Olympics



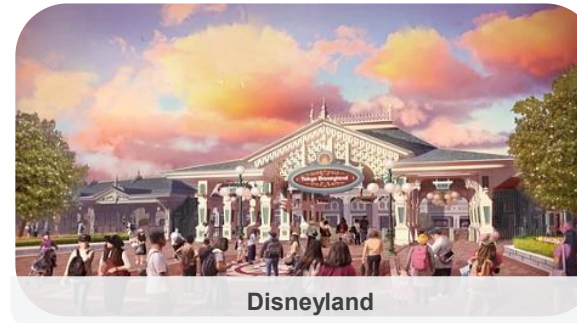
Fuji-Q Highland



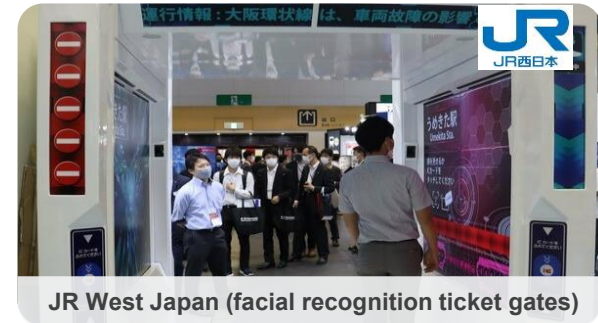
Haneda Airport



Tokyo Dome



Disneyland



JR West Japan (facial recognition ticket gates)



MITSUBISHI ESTATE CO., LTD. (getting on/off buses)



Osaka Metro (facial recognition ticket gate)



Osaka Expo


Track Record in Provision of FreeiD Facial Recognition Service — Main Examples

DX Promotion Business

Solution

Platform

Access management




Condominiums

すまいとくらしの未来へ
三井不動産レジデンシャル MITSUI FUDOSAN RESIDENTIAL
三菱地所レジデンス
東京建物
野村不動産
Daiwa House®
CREVIA RXE
クレヴィアリグゼ
日本リート投資法人
marimo
KEIHAN
京阪電鉄不動産
SHIN NIPPON TATEMONO
新日本建物
HASEKO
長谷エグループ
Kawa
奥和地所株式会社



Offices and factories

東急コミュニティー 中央日本土地建物 Chuo Nittochi
ライト工業株式会社
Raito
奥村組 OKUMURA CORPORATION
エフピコ
UZUZ
共立製薬
calmyc
TSUNEISHI



Nursery schools

株式会社
チャイルド社



Logistics

人を、想う力。街を、想う力。
三菱地所




Construction sites

Identity verification




Lockers

100年をつくる会社
鹿島
近畿大学
KINDAI UNIVERSITY



Golf courses


セブンハンドレッドクラブ



Childcare/facility receptions

xID



亀岡市
KAMEOKA CITY



Hotel


Linked to My Number ID card

Payment

In-store payments

亀岡市
KAMEOKA CITY



Staff-free stores

SECURE

Provision of facial ID infrastructure without FreeiD app

人を、想う力。街を、想う力。

三菱地所

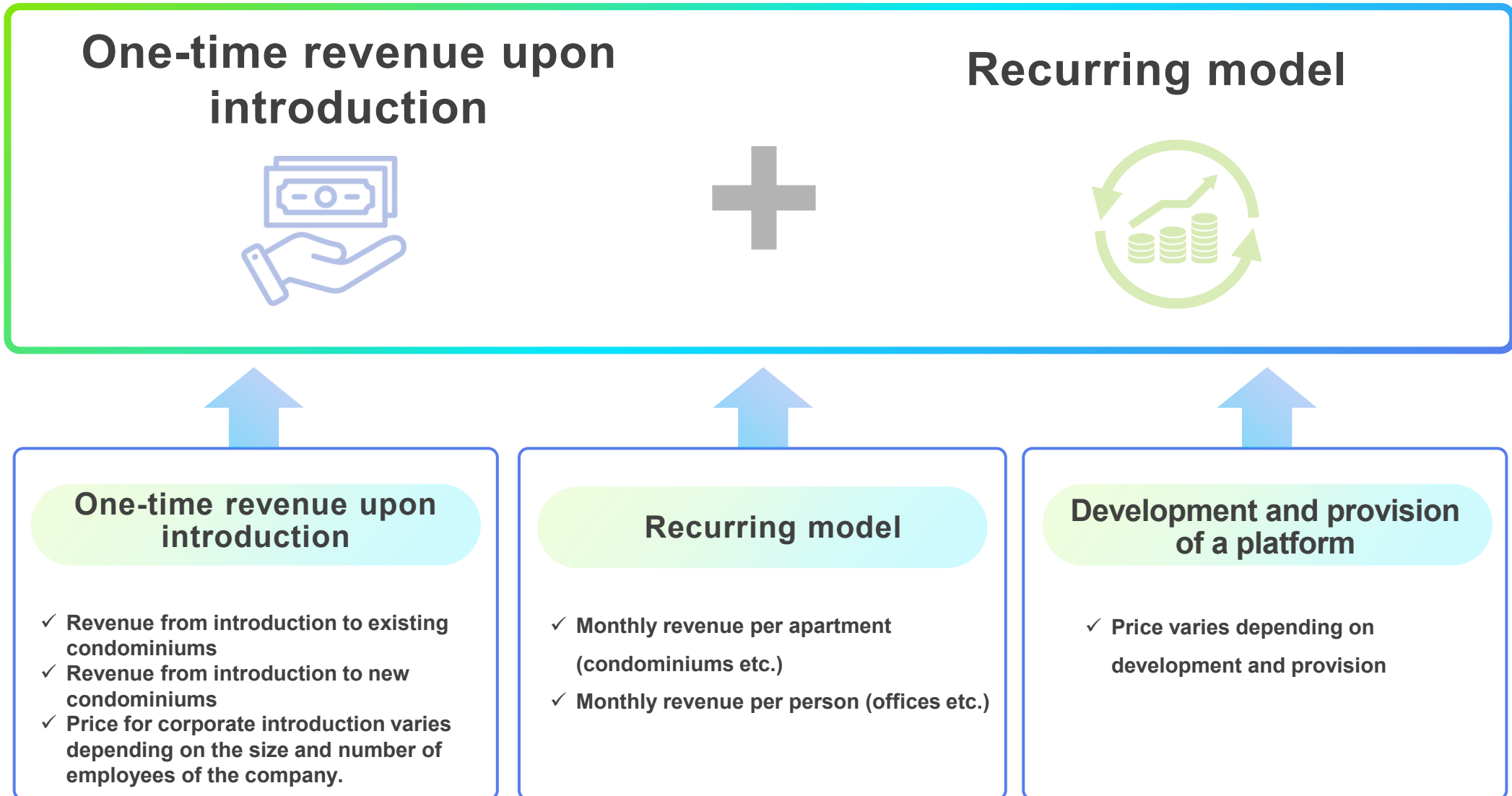
Machi Pass

Providing technology and supporting the development of Machi Pass Face, Mitsubishi Estate's facial recognition service integration platform

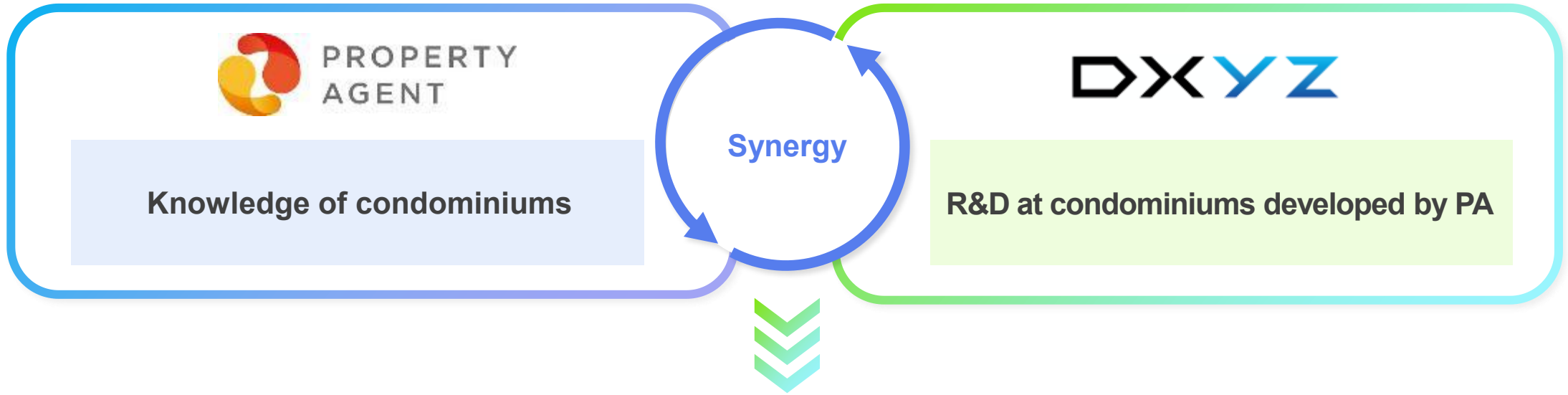
長谷エグループ
HASEKO

Collaboration with Haseko Holdings' LIM Cloud

Register your face through the Mairimu app and make life in the condominium "face-only"



Reasons why FreeiD has been chosen



Provide high added value to developers / management companies / residents through product design and installation technology packed with know-how from the condominium industry

- ❑ Finished goods, service, and construction technology based on an understanding of the circumstances of construction companies and management companies
- ❑ Solid track record with Property Agent's condominiums.
- ❑ A pioneer in the condominiums industry that no longer has serious competition.

Expanding Japan's First*1 Facial Recognition Condominiums Nationwide

DX Promotion Business × DX Real Estate Business

Number of condominium buildings with FreeiD
376 buildings

Number of companies deploying FreeiD for condominiums
98 companies



Number of condominium buildings with FreeiD



*1 "CRACIA IDZ GAKUGEIDAIGAKU," completed in January 2021, is the first all facial recognition condominium in Japan (based on our research) Results are as of March 31, 2026.

*2: The number of companies adopting FreeiD for condominiums has been calculated using a revised method since Q1 of FY3/2025.

Publication of FreeiD Deployment Interviews



Daiwa House Industry Co., Ltd.

We adopted FreeiD for its uniqueness and versatility.



Chuo-Nittochi Co., Ltd.

We chose FreeiD for its convenience and fast authentication speed.



SHIN-IDEMITSU REAL ESTATE Co., Ltd.

FreeiD was chosen for its superior authentication speed and hands-free convenience.



Keiyo Gas Co., Ltd.

We chose FreeiD for its security and cost advantages.



Central General Development Co., Ltd.

We went with FreeiD because of its security and convenience that provide even more added value.



Tokyu Land Corporation

FreeiD improves security and long-term resident satisfaction.



Seiwa Homes Co., Ltd.

FreeiD appealed to us because of its design and scalability, as well as the passion behind it.



Liv Holdings

We adopted FreeiD as our standard solution, with this being a forward-looking competitive measure for us.



BROAD JAPAN, Inc.

FreeiD improved security in our first all-facial-recognition condominium.



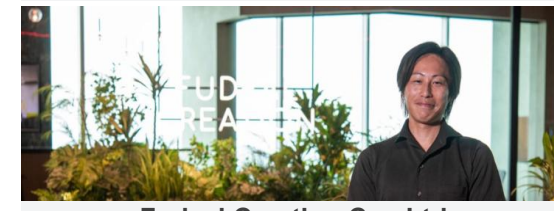
Mitsubishi Estate Residence Co., Ltd.

FreeiD offers quick authentication speed and simple face registration.



MARIMO Co., Ltd.

FreeiD facilitates next-generation by transitioning to keyless entry.



Fudeal Creation Co., Ltd.

We looked for a better solution and ultimately arrived at FreeiD. We've now completed 20 buildings that integrate FreeiD in just one year.



APEST Co., LTD

We decided to deploy FreeiD because both its authentication speed and its registration speed stood apart from the competition.



KITAGAS LIFRONT Corporation.

FreeiD is a service that makes keyless living a reality.



Yasuda Real Estate Co., td

FreeiD allows us to heed management's call to "do something interesting."



Property Agent Inc.

We boost the value of our assets by deploying FreeiD as standard.

SHIN-IDEMITSU REAL ESTATE's reasons for introducing FreeiD to Raffine Hakata Minami

FreeiD was chosen for its superior authentication speed and hands-free convenience.

- The biggest factor in choosing FreeiD was its **fast authentication speed**.
- We were **impressed** that, unlike other systems, it allows users to authenticate and unlock smoothly even while walking.
- Value was created by the shift from physical authentication (keys) to personal authentication (facial recognition).

After introducing FreeiD...

- Although we listed the property **at rents above** the surrounding market levels, we have had no problems leasing units. We believe that FreeiD has demonstrably contributed to **enhancing the property's added value**.
- We have received very positive feedback from residents on the convenience of being able to unlock doors without taking out a key, and the system has been **operating smoothly**, with almost no reports of the issues we had been concerned about.

マンション
ラフィーネ博多 (福岡市博多区)

新出光不動産株式会社が手がける福岡市博多区にある「ラフィーネ博多南」。オール顔認証マンションとして、顔認証IDプラットフォーム「FreeiD (フリード)」の導入に至った経緯や効果、今後の展望を新出光不動産株式会社の論手豊樹さんに話していただきました。

価値ある住環境を提供する。

- ✓ 価値ある住環境を提供する。
- ✓ 住む人が誇りを感じられるレジデンス
- ✓ 圧倒的な認証速度と手ぶらの利便性が決め手に
- ✓ FreeiDの設置箇所と利用イメージ
- ✓ お客様の利便性向上と顔認証の可能性

お役立ち資料

お問い合わせ

Raffine Hakata Minami
Location: Hakata-ku, Fukuoka City
Installation locations: Entrance, parcel lockers, elevator, secondary entrances, bicycle parking area, parking lots, residential unit door
Size: Reinforced concrete structure, 8 floors above ground, 38 units
Enterprise: SHIN-IDEMITSU REAL ESTATE Co., Ltd.

Daiwa House Industry's reasons for introducing FreeiD to D-residence Higashi-yosumicho

FreeiD was chosen for its uniqueness and versatility.

- We genuinely felt that, rather than being developed entirely in-house, it was a **product built in collaboration** with a wide range of companies and services.
- **A highly versatile product** that can select and provide the optimal engine and devices for diverse use cases, such as theme parks and the city's convenience stores.

What we expect from FreeiD

- Not just replacing physical keys, but also **linking with various IDs**.
- We hope FreeiD will create new value for the modern era that will surprise everyone. This will also be achieved through **convenience**, such as by making stores where payment is automatically completed when shoppers put items in their basket and walk out.



- ✓ 時代の新たな価値を創るリーディングカンパニー
- ✓ 時代のニーズに応える賃貸住宅
- ✓ 独自性と汎用性が「FreeiD」にした決め手
- ✓ 「FreeiD」の設置箇所と利用イメージ
- ✓ 「FreeiD」に期待すること

お役立ち資料

お問い合わせ

大和ハウス工業株式会社が手がける大阪府高槻市の賃貸住宅「D-residence 東五百住町 (ひがしよすみちょう)」。オール顔認証の物件として、顔認証IDプラットフォーム「FreeiD (フリード)」の導入に至った経緯や効果、今後の展望を本店集合住宅事業部統括事業部長 (当時) の久下昌周さんに話していただきました。

時代の新たな価値を創るリーディングカンパニー

D-residence Higashi-yosumicho
Location: Takatsuki City, Osaka Prefecture
Installation locations: Entrance, each residential unit door
Size: Lightweight steel-frame construction, 3 floors above ground, 9 units
Enterprise: Daiwa House Industry Co., Ltd.

Promoting cities where people only need their face, centered on Sanga Stadium

* Test-run completed at the end of March 2024

DX Promotion Business

Face-only resident services

Childcare facility that Kameoka City residents can use for free
No need to show ID, “face-only” entrance (linked to My Number ID card)



KIRI no KO at Sanga Stadium by KYOCERA



Kamemaru Land, a children's play facility in Galleria Kameoka

Face-only shopping

Available at the food court in the stadium
Makes “face-only” shopping possible



Four stores at Football Diner in Sanga Stadium by KYOCERA

Face-only entry into stadium

A service for fan club members
“Face-only” entry to the stadium with no need for ticket

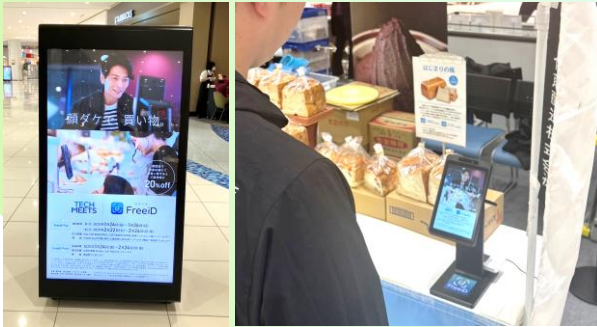


Facial recognition entry into Skybox for fan club members

Face-only shopping using FreeiD Pilot project

FreeiD Pay

Shoppers received a 20% discount on purchases when using an AEON card with facial recognition.



FreeiD Point

Presentation of paper or smartphone point cards is no longer necessary



FreeiD Coupon

Free entry to Tokoname Hot Spring Mago no Yu



Face-only shopping at AEON MALL Tokoname Implementation of pilot project

• First round: Friday, January 24 - Sunday, January 26, 2025, Second round: Saturday, February 22 - Monday, February 24, 2025, totaling 6 days

346 shoppers made 1,173 payments, equivalent to approximately 3.5 million yen in purchases

Facial-recognition Based Payment Service FreeiD Pay

For three years running at SHINAGAWA TECH SHOWCASE, we have provided a “face-only vending machine” powered by the facial-recognition payment service FreeiD Pay.

“Face-only shopping” for food and beverage services

- Purchases at the food and beverage booths can be paid for using the facial-recognition payment service FreeiD Pay.
- We also exhibited a booth showcasing payment terminals for beverage vending machines and other devices that integrate the facial-recognition payment function of the facial-recognition ID platform FreeiD.





FOOD&DRINKでの商品購入の支払い方法として

「顔」認証決済 実証実験中

対象 **FOOD&DRINK**

品川インターシティ B1階 屋外広場 **4.15** Wed - **17** Fri 17:30 - 21:00

事前登録をお願いします! / FreeiDアプリのダウンロードはこちら



DXYZ DXYZ株式会社
本事業に関する問い合わせ先 support@dxyz.co.jp

App Store Google Play Store

「顔」をかざしてクレジット決済できる!

STEP 01 FreeiDアプリをダウンロード

STEP 02 FreeiDアプリに顔情報とカード情報、PINコードを登録

STEP 03 レジで「顔ダケ」でお買い物



FreeiD

顔ダケで、自販機。

顔さえあれば、なんでもできる。

財布・スマホを持たずに買える、自動販売機。

Integrating Facial Recognition with Time/Attendance Management

Integration between the facial-recognition ID platform FreeiD and the time/attendance management service Kinji has begun.

Combines 0.2-second high-speed clock-in/out and flexible time/attendance management in a one-stop solution

<Advantages for employees>

- Clocking in/out done in 0.2 seconds with no need for login
- Significant reductions in employees forgetting to, or just giving up on, clocking in/out.
- Combines access control and time/attendance management into a single system for simple operation.

<Advantages for administrators>

- Dramatically reduces the need to check and request corrections for missed clock-ins/outs.
- Substantially reduces the work-hours required for monthly closing tasks.
- Enables leveraging of work-hours management data in productivity analyses.
- Flexible integration allows it to be deployed while retaining existing systems as-is.

Optional facial-recognition features

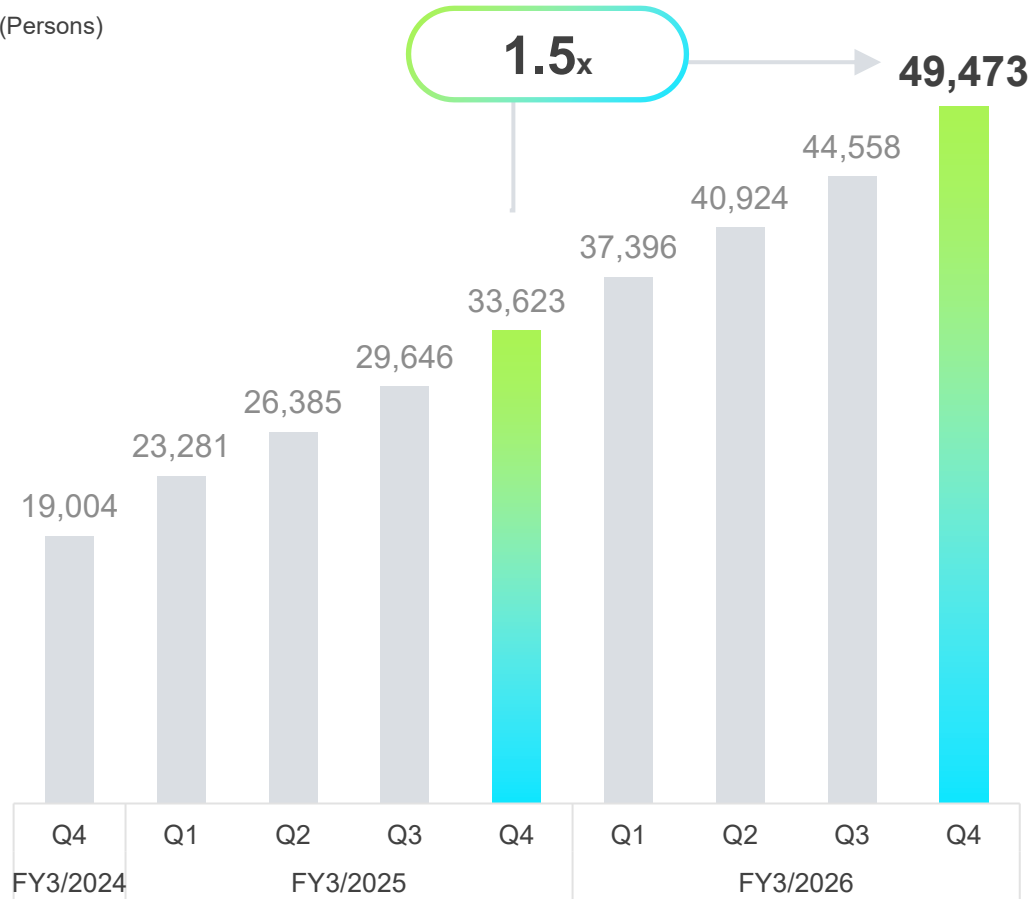
- Enables advanced time/attendance management tailored to each company's operations, such as work-hour management by project or line, real-time alerts for overtime and Article 36 compliance limits, and flexible customization to suit complex work arrangements.
- Also robust enough to be unaffected by site conditions, with water and dust resistance, support for environments ranging from -30°C to 60°C, and more.



Facial Recognition Platform “FreeID”

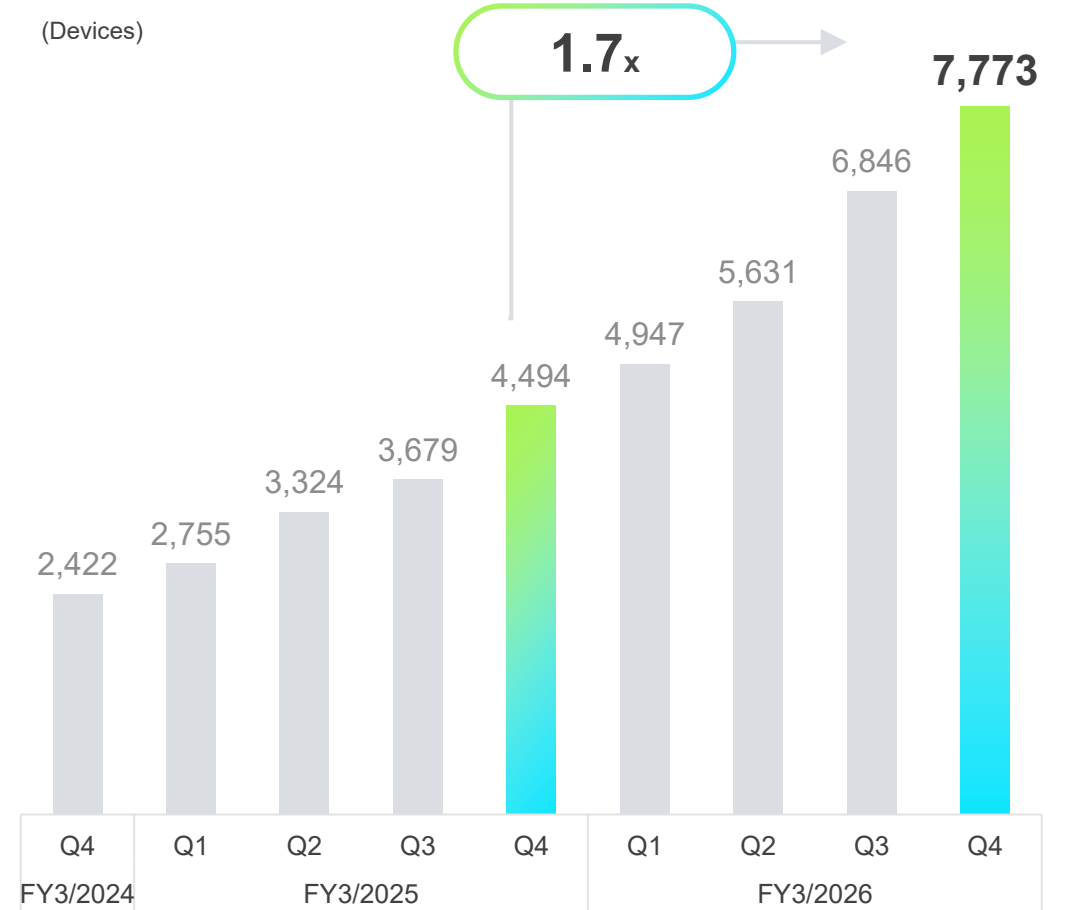
Number of “FreeID” users

(Persons)



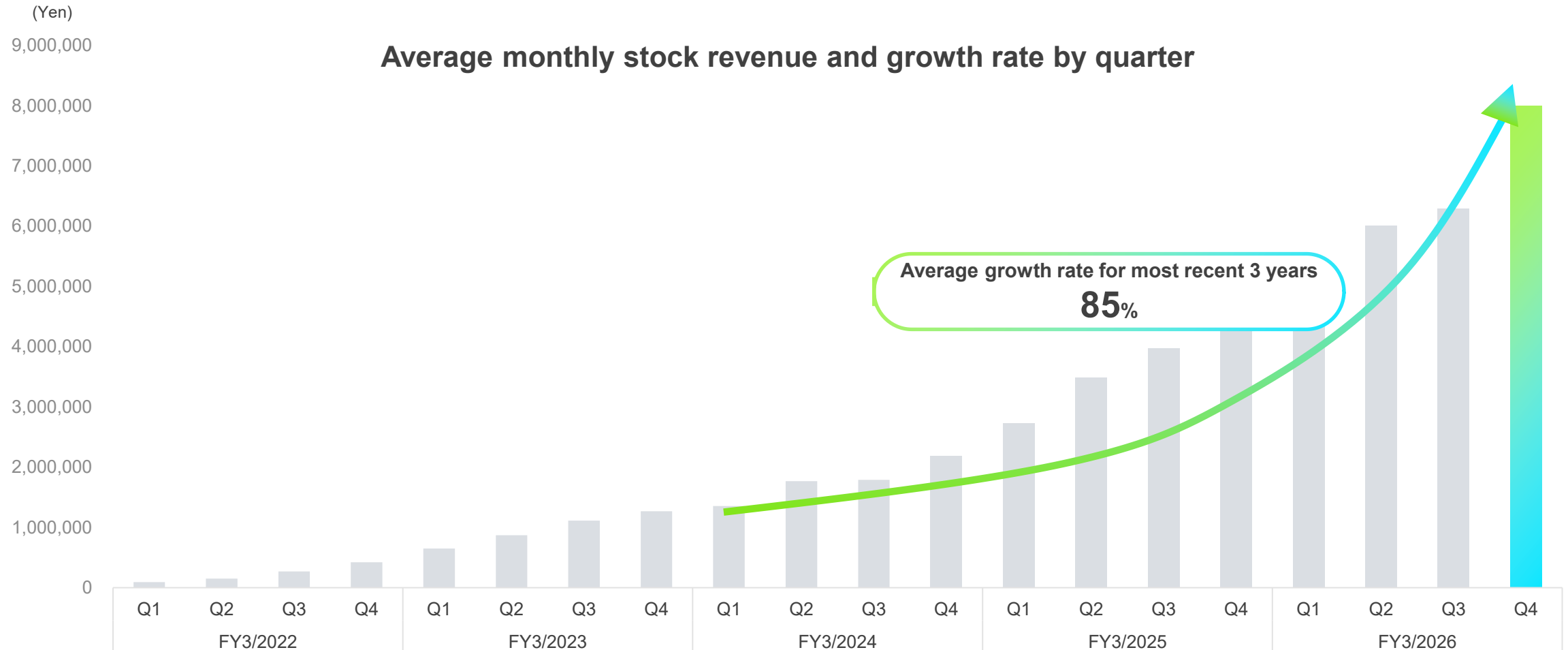
Number of solutions (number of devices implemented)

(Devices)



Facial Recognition Platform “FreeiD”

- If used for 30 years, the terminal value of stock revenue (recurring revenue) could reach approximately 3.0 billion yen.
- Average growth rate of stock revenue (recurring revenue) over the past three years has been 85%, maintaining a high growth rate since the business began operating at full scale.



Major Patent Examples Related to FreeiD

Number of patents acquired

(*As of March 31, 2026)

47 projects

Number of new patent allowances

(during Q4 of FY3/2026)

4 projects



Facial recognition platform

Patent numbers: Patent 6839313, Patent 6985460, Patent 703887, Patent 7230074

- Compatible with various situations using single registering of facial information from application
- Can select optimal facial recognition engine and device based on use location and situation

Can merge various service and application IDs by facial recognition

Patent number: Patent 7096939

- Can easily link IDs from services and applications by using facial recognition platform

Manage facial images with secret sharing

Patent number: Patent 7151015

- Convert facial images into alphabetical strings and divide them into multiple parts through rules
- Linked to user identification information, transmitted to multiple data stores, and stored.

Linkage with various equipment

Patent numbers: Patent 6804678, Patent 6896131, Patent 6829789, Patent 7096941

- Links with assorted residential devices, such as automatic doors, parcel lockers, elevators, and private space doors, etc.
- For parcel lockers and elevators, can link with automatic unlock and delivery to residential floor by tying with room number

Other features

Patent numbers: Patent 7038877, Patent 7055924, Patent 7245377

- Reception through facial recognition of office visitors
- Delivery placement and restaurant reservation function
- One Time (key lending) function that allows family members and friends who do not live in the residence to unlock doors

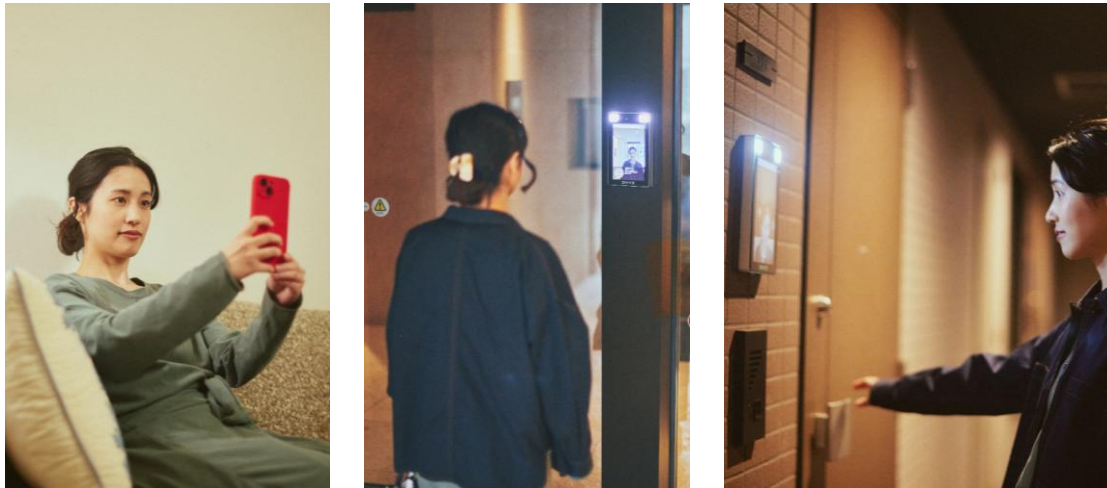
Major Patents Related to FreeiD

All Facial Recognition Condominium® Patent No. 7743027

A mechanism where residents register their faces via smartphone to unlock the common entrance and their own unit's entrance doors using facial recognition

FreeiD that meets the following requirements:

1. Users registered as condominium residents take a photo of their face and register the image using their own smartphone or other device.
2. Residents can unlock the common entrance and their own unit's entrance doors using facial recognition.

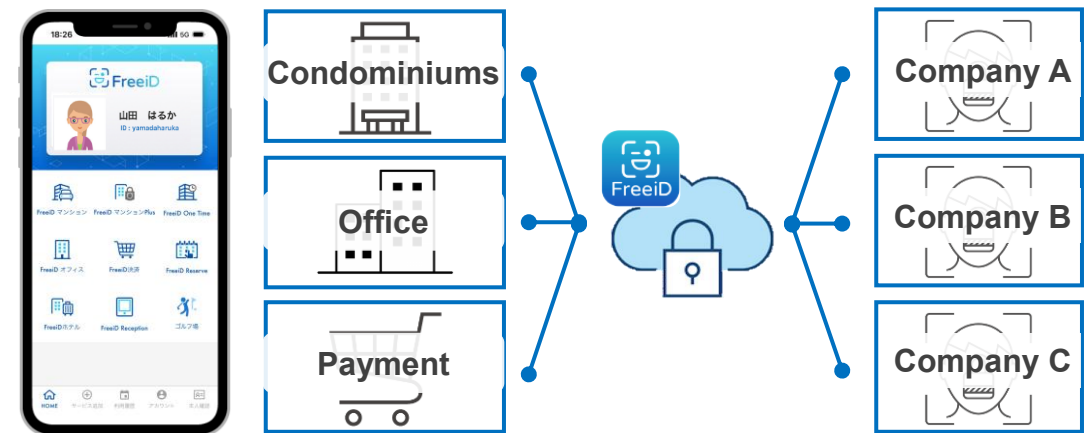


Recognition ID Platform Patent No. 7719474

A platform that allows users to access multiple independent facial recognition systems with a single facial registration

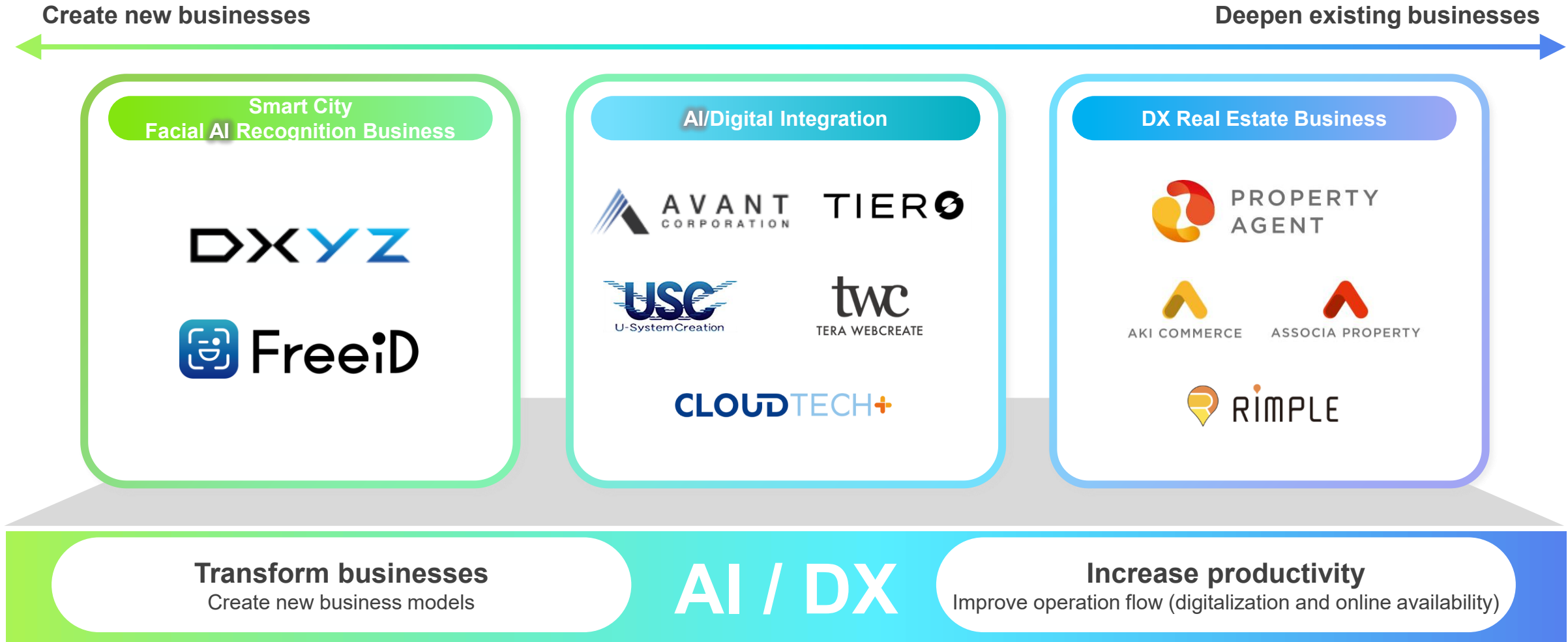
FreeiD that meets the following requirements:

1. Users take a photo of their face and register the image using their own smartphone or other device.
2. Equipped with multiple facial recognition systems, independent of one another and used for various services, and a server that receives facial images from users and functions as a hub for the above facial recognition systems.



Businesses developed by the Group

Developing the DX Promotion Business using AI technology, along with deepening and expanding the DX Real Estate Business

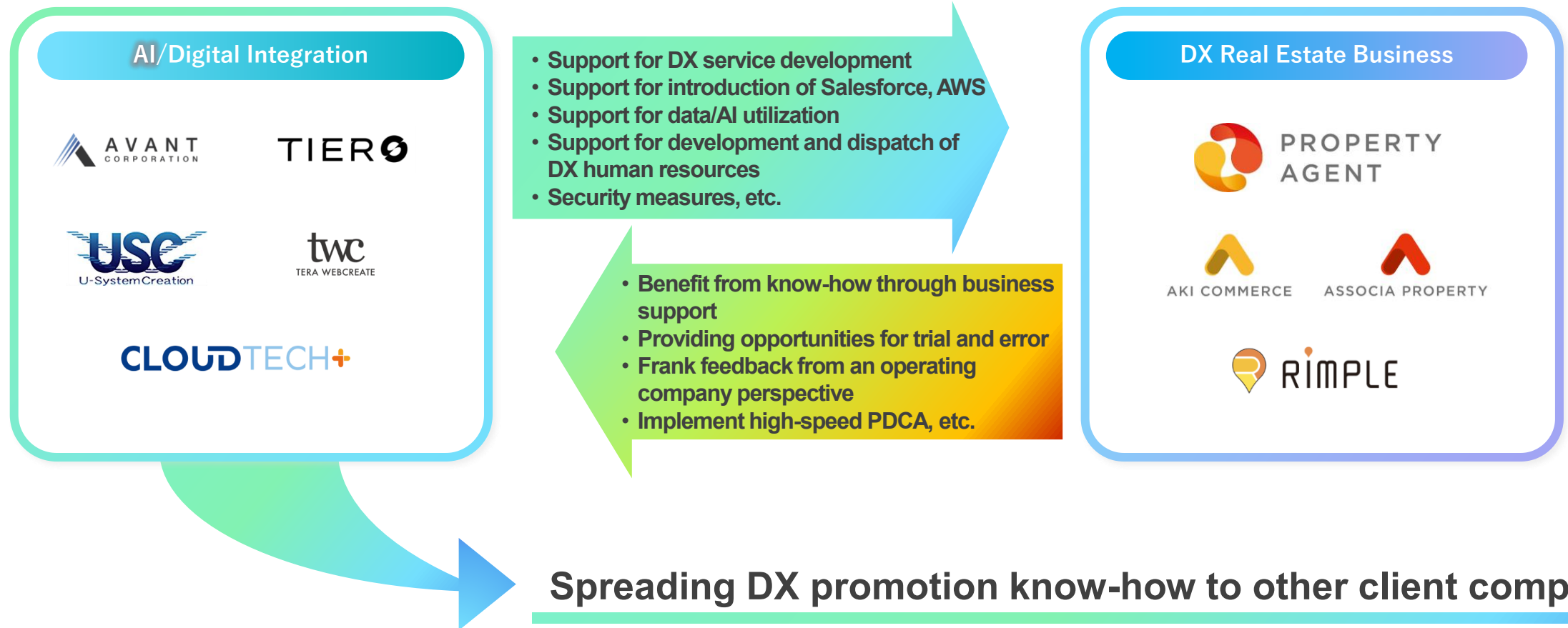


Synergies between the Group's businesses

The Group's strength lies in the DX track record of operating companies within the Group and the ability to apply the know-how accumulated through this to other companies.

Becoming an SI company group with abundant knowledge and experience

Becoming a pioneer in business DX by improving productivity



Becoming an AI solutions provider company

The Digital integration business puts AI into practice within the Group, and the AI utilization expertise gained from this is used to achieve AI transformation so that we can transform into a company that provides AI solutions for deployment to other companies.

Becoming a pioneer in business DX by improving productivity through the use of AI

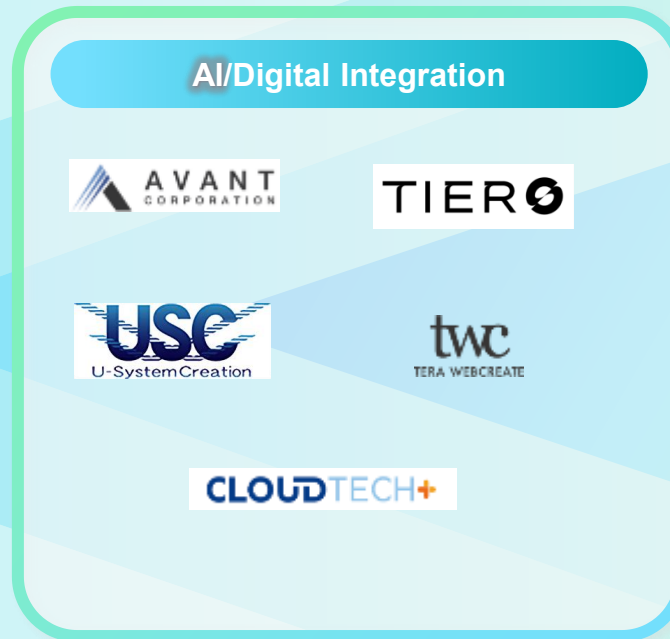


Improve productivity by redefining the business through the use of AI.

Put into practice

Create expertise

Becoming an AI solutions provider company with abundant knowledge and experience



Use expertise accumulated in the DX Real Estate Business to provide AI solutions.

Deploy practical AI knowledge created in the Group to other companies.

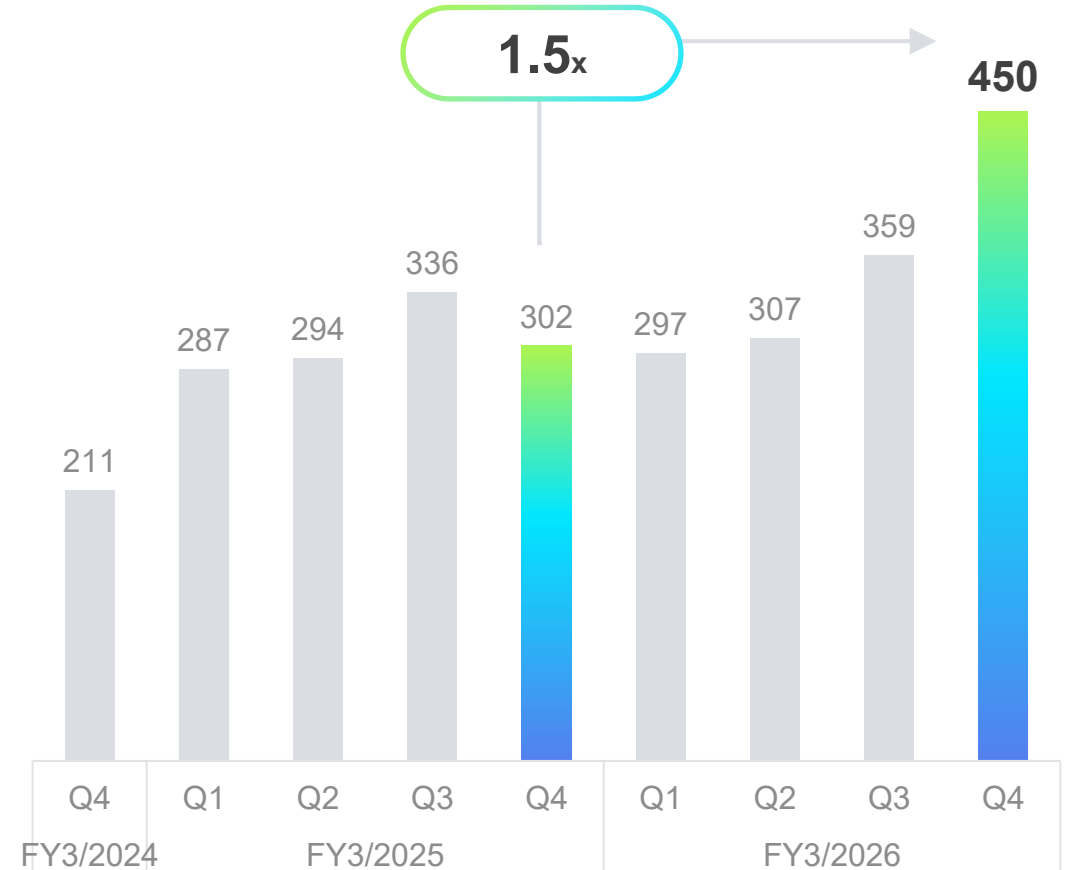
Results of Support by the DX Promotion Business

Number of DX promotion and support services provided

397 companies (YoY: +83)



Number of active DI projects



We Have Begun Accepting Requests for Free Provision of “Business Discussions Analysis AI”

DX Promotion
Business

We had a booth at the 10th AI and Artificial Intelligence EXPO, a specialized exhibition within NexTech Week 2026 (Spring), and showcased “Business Discussions Analysis AI,” which provides AI-powered analysis of videos of business discussions.

Key features



議事録作成時間

95%減少

ロールプレイ時間

73%減少

- (1) Summarization that adapts based on the topic of the discussion
- (2) Automated CRM integration
- (3) Real-time management dashboard
- (4) Skill visualization and optimal employee assignment



Impact of “Business Discussions Analysis AI”

[Improved operational efficiency]

- Reduced time spent preparing meeting minutes by 95%.
- Significantly reduced the work-hours required for CRM data entry, creating an environment where sales representatives can focus on business discussions.

[Optimized training and development]

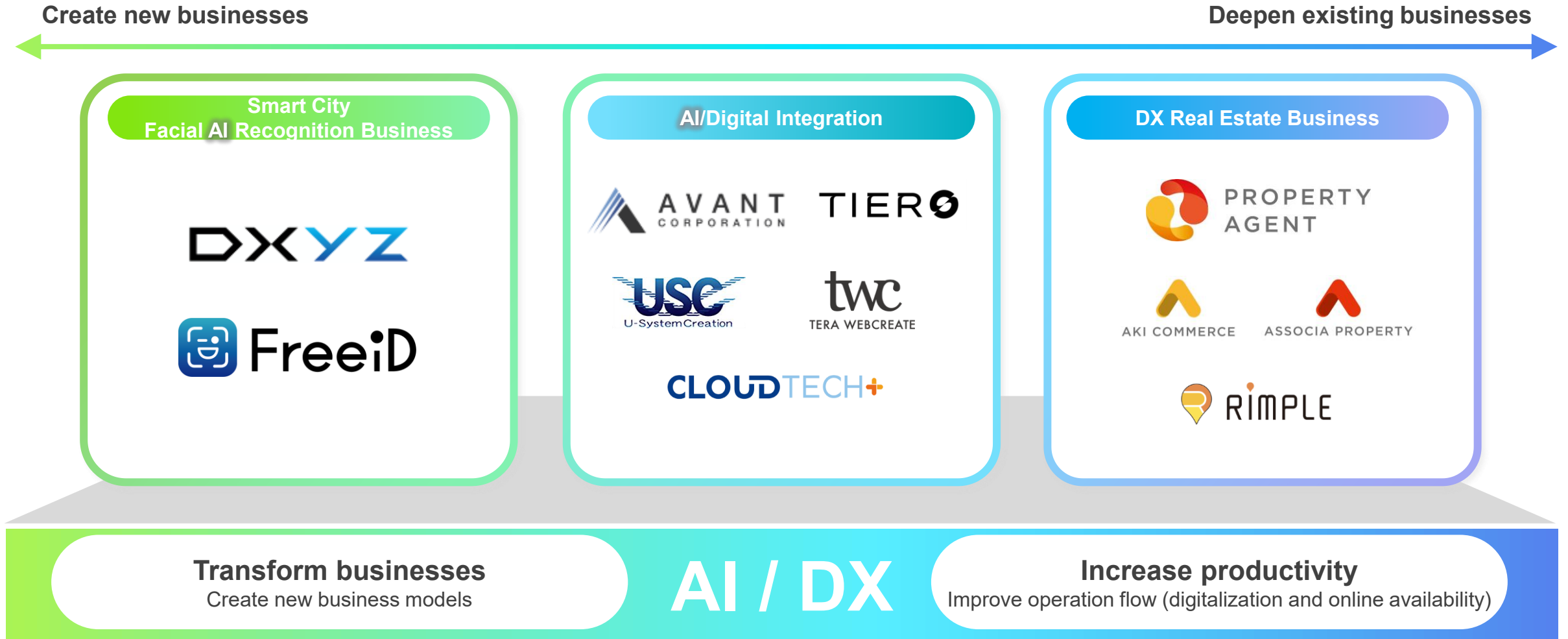
- Reduced time spent on role-playing by 73%.
- AI-based skill scoring makes individual weaknesses clearly identifiable.

[Improved sales precision]

- Reduced sales operation work-hours.
- Better deal closing rates through elimination of missing data and enhanced data quality.

Businesses developed by the Group

Developing the DX Promotion Business using AI technology, along with deepening and expanding the DX Real Estate Business



Property information by segment in the DX real estate business with high asset value

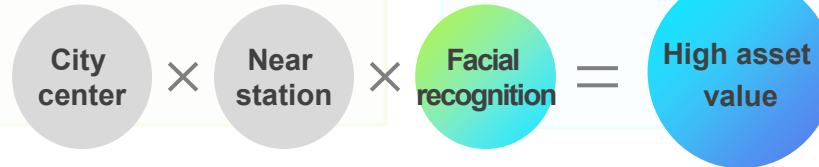
New condominiums for investment
20-25m²



Used condominiums for investment
20-25m²



Know-how acquired since the company's founding plus facial recognition creates value.



Condominiums for residence
35-40 m²



Apartments for investment
200 to 400 million yen
Cap around 5%




Specializing in compact-type condominiums with our service capability that can provide a one-stop solution for all activities from purchasing to sales, rent management, and property purchasing.

Unique strengths

Specializes in compact-type 

- Specializes in compact-type condominiums for DINKS and single people taking advantage of our company's strengths and with high profitability.


Japan's first all facial recognition condominium 

- Introduced FreeID face recognition to all developed properties.
- Unlock all doors using facial recognition.
- Keys can be transferred using an app.

Strategic strengths

Purchasing power 

- Specializes in Tokyo's 23 wards, Yokohama, and Kawasaki areas.
- Utilizes strong local networks.
- Adopts unique purchasing indicators.

Planning power 

- Planning that meets the needs of residents
- Functional design using space efficiently

Rent management power 

- High-value added properties that are rented at a higher fee than local market rates
- Average occupancy rate is at a high level of 99% or higher.

Business Core (Number of DX Real Estate Members)

We have deployed platforms tailored to customer needs, including the real estate investment crowdfunding “Rimple” and the real estate information website “Real Estate Investment Times.”

Service operations tailored to social conditions and customer needs



- Investments can be made from 10,000 yen per unit.
- Operation of real estate coins that can utilize points



不 不動産投資Times
プロが伝える資産運用のイマ!

- Over 300 columns have been distributed.
- Real estate investment professionals support as dedicated advisors.

Number of DX Real Estate Members

191,153 persons
(YoY: +5,820)

*From FY3/2025 Q1, the number of DX real estate member has been adjusted retroactively due to a change in the calculation method.

All facial recognition condominium

Offers pleasant condominium life with highly secure facial recognition-based entry function

Common space



Entrance

Unlock entrance using facial recognition
Automatically call elevator



Parking lot

Unlock door using facial recognition

Facilities linked to common space



Parcel delivery and mail box

Indication is shown if there is a parcel and box is unlocked automatically using facial recognition



Elevator

Safe unlocking with facial recognition
Automatically selects residence floor

Private space



Unit door

Automatic unlock using facial recognition

Possible to easily register facial information for residents and their families using app and lend “key” to friends, etc. for a specific time

DX Promotion Business

DX Real Estate Business

Residents

Family members living in same residence

Family and friends



- Easily register facial information using app
- Easy to reregister



- Can also use app to register facial information for family members who do not have smartphones
- Can view authentication log for family members



- Can “lend a key” to family members or friends for a specific time
- No need to be home to “lend a key” or when people visit

High praise from residents, facial recognition will become a reason to choose an apartment

Q. Is facial recognition more convenient than conventional keys?

97% of residents gave a response that was at least equivalent to "Convenient"



Very convenient Convenient Inconvenient Very inconvenient



A. It's **very convenient** when both hands are occupied



A. I can open the door **even when I'm carrying something**



A. It's too convenient, **I never want to live in a house without it again!**



A. I realized that I spent **more time** managing my keys than I thought

n=323 (Survey of residents living in condominiums that have introduced FreeID conducted in October 2023)



Q. Do you want facial recognition at the next property you live in?

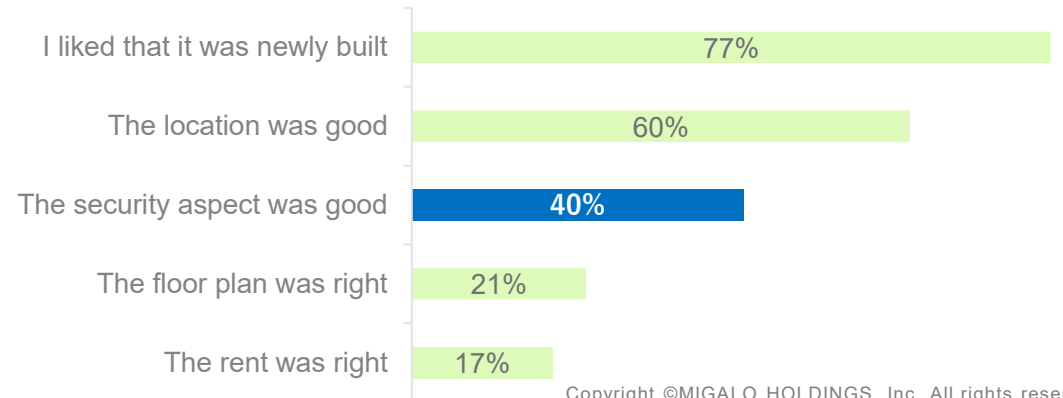
94% of residents responded that they want facial recognition at their next property



Strongly want Want Do not want Strongly do not want

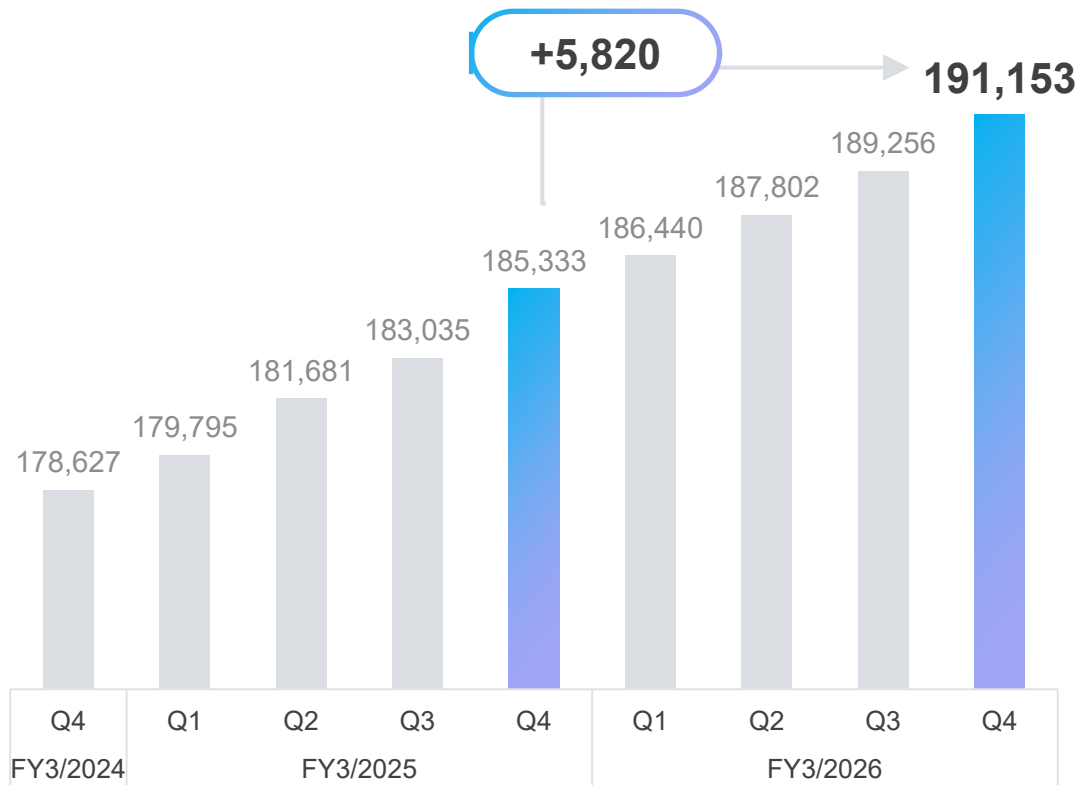
Q. What attracted you when you decided to move in?

Security with facial recognition was rated higher than floor plan or rental price



DX Real Estate members

(Persons)



Trend in the number of sales contracts

(Contracts)



*The number of sales contracts is shown on a contract basis.

6. News

Condominiums x Facial Recognition

Summary of release

DXYZ's FreeiD deployed at Seiwa Homes' Seiwa Palace Hommachi Higashi

The third Seiwa Homes condominium building to deploy facial recognition

- Seiwa Palace Hommachi Higashi is a 15-story urban residential property located in 1-chome Tokiwamachi, Chuo-ku, Osaka City
- Located in Chuo-ku, where business and residential districts intersect, it offers residences that meet a wide range of needs, from single occupants to families.
- Following Seiwa Palace Bishoen Station and Seiwa Palace Fukiage Park, it is Seiwa Homes' third property to introduce facial recognition.
- Facial recognition has been deployed at the entrance, parcel lockers, service entrances, garbage collection areas, and premium residential units.

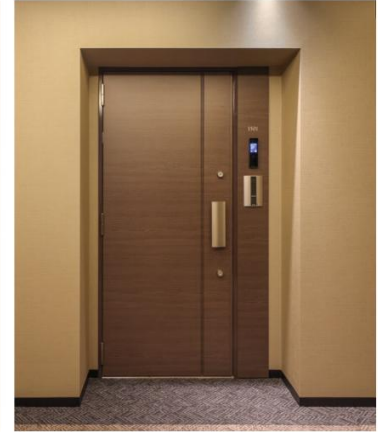
生和ホームズ株式会社 ×  FreeiD



▲ Exterior



▲ Windbreak chamber



▲ Unit door

[Seiwa Palace Hommachi Higashi — Property Overview]

Location: 1-3-21 Tokiwamachi, Chuo-ku, Osaka City, Osaka Prefecture

Access: 3-minute walk from Tanimachi 4-chome Station (Osaka Metro Tanimachi Line)

13-minute walk from Sakaisuji-Hommachi Station (Osaka Metro Sakaisuji Line)

Layouts: 1 DK, 2 LDK, 2 SLDK

Completed: January 2026

Move-in start: January 2026

Property site: <https://www.seiwa-style.jp/es/building/9fd251b5-1b5d-4eed-b3bc-9ba7fe6e4a82> (Japanese only)

Condominiums x Facial Recognition

Summary of release



DXYZ's FreeiD deployed at Mitsubishi Estate Residence's "The Parkhabio Tanimachi 6-chome Terrace" and "The Parkhabio Tanimachi 6-chome Cross"

"All-facial-recognition condominiums" implementing FreeiD in all private spaces

- "The Parkhabio" series is a rental property brand that is characterized by Mitsubishi Estate Residence's trademark core functionality and quality, as well as refined design.
- Advanced smart homes with all units incorporating "HOMETACT," a comprehensive smart home service developed and provided by Mitsubishi Estate, and "FreeiD."
- Facial recognition has been deployed at the entrance, shared parcel lockers, mailboxes, common access doors, and individual unit entrances.



▲ "The Parkhabio Tanimachi 6-chome Terrace" exterior



▲ "The Parkhabio Tanimachi 6-chome Cross" (a computer-generated image of how the building is expected to look)

[The Parkhabio Tanimachi 6-chome Terrace — Property Overview]

Location: 7-7-6 (parcel number) Tanimachi, Chuo-ku, Osaka City, Osaka Prefecture
Access: 5-minute walk from Exit 4 of Tanimachi 6-chome Station (Osaka Metro Tanimachi Line and Nagahori Tsurumi-ryokuchi Line)
Total units: 120
Layouts: 1 K to 3 LDK
Completion: February 19, 2026
Move-in start: February 27, 2026

[The Parkhabio Tanimachi 6-chome Cross — Property Overview]

Location: 1-6-9 Andojimachi, Chuo-ku, Osaka City, Osaka Prefecture (residential address)
Access: 1-minute walk from Tanimachi 6-chome Station (Osaka Metro Tanimachi Line and Nagahori Tsurumi-ryokuchi Line)
8-minute walk from Tanimachi 4-chome Station (Osaka Metro Tanimachi Line and Chuo Line)
Total units: 93
Layouts: 1 R to 2 LDK
Completion: Early March 2026 (planned)
Move-in start: March 20, 2026 (planned)

Condominiums x Facial Recognition

Summary of release

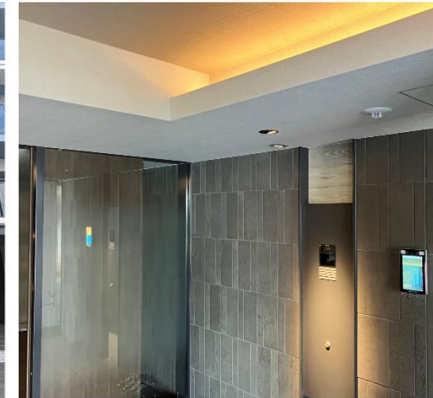
DXYZ's "FreeiD" deployed at MEITETSU CITY DESIGN's "Riche D'or Umekoji"

This property marks the first deployment of "FreeiD" in a rental condominium in Kyoto Prefecture

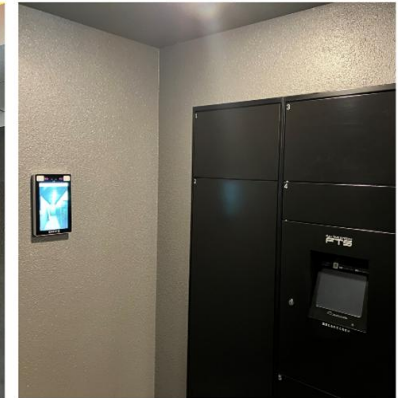
- Riche D'or Umekoji is a newly built 11-story rental condominium located in Shimogyo-ku, Kyoto City.
- Located in a setting that balances the quiet residential environment of the Umekoji area with the convenience of the Kyoto Station vicinity, it offers a high-quality and tranquil living space.
- Facial recognition has been deployed at the entrance, secondary entrances, parcel lockers, and parking lot.
- Provides the convenience of coming and going even when your hands are full, while delivering robust security with state-of-the-art facial recognition technology.



▲ Exterior



▲ Windbreak chamber



▲ Parcel lockers

[Riche D'or Umekoji — Property Overview]

- Location: 44 Sujakubunki-cho, Shimogyo-ku, Kyoto City, Kyoto Prefecture
- Access: 8-minute walk from Tambaguchi Station (JR San-in Main Line (Sagano Line))
13-minute walk from Umekoji-Kyotonishi Station on the JR San-in Main Line (Sagano Line)
- Total units: 130
- Layouts: 1 DK, 1 LDK, 2 LDK
- Completed: February 27, 2026
- Move-in start: February 28, 2026

Summary of release

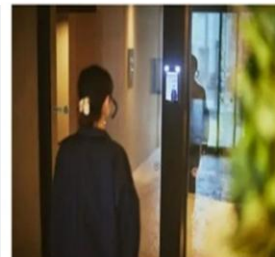
DXYZ's FreeiD deployed at WADAKOHSAN's "Wakohre Sumiyoshi Hommachi"

First all-residential-unit "all facial recognition condominiums" in Hyogo Prefecture

- The Wakohre series is a condominium brand that caters to the lifestyles of urban residents, with a focus on refined design and comfort.
- Wakohre Sumiyoshi Hommachi is a condominium located in an area that even within Kobe City is well regarded for its livability, striking a balance between a quiet residential environment and everyday convenience. The property consists of 6 above-ground floors and 1 basement level.
- A "FreeiD Mansion Plus" property where tenants can safely register and switch facial recognition themselves without going through the management company.
- Facial recognition has been deployed at the entrance, parcel lockers, service entrances, garbage collection areas, bicycle parking areas, motorcycle parking areas, and each residential unit door.

[Wakohre Sumiyoshi Hommachi — Property Overview]

Location: 1-314-1 and 1-314-3 Sumiyoshi Hommachi, Higashinada-ku, Kobe City (registered address)
Access: 8-minute walk from Sumiyoshi Station (JR Kobe Line)
Number of units: 29 units
Layouts: 2 LDK to 3 LDK
Completion: October 2027 (planned)



*Image for illustrative purposes only; differs from the actual property where deployed.

▲ Exterior

Condominiums x Facial Recognition

Summary of release

DXYZ's FreeiD deployed at Tokyu Land Corporation's rental residence "Comforia Liv Eifukucho"

"All facial recognition condominiums" deploying facial recognition everywhere from common areas to private spaces

- Comforia series offers a rental residence featuring a cutting-edge living environment that provides not only convenient location and comfortable spaces, but also a focus on sustainability.
- Comforia Liv Eifukucho is a newly built rental residence in Suginami-ku, Tokyo, that was completed in February 2026.
- This property marks the fifth deployment of "FreeiD" in Tokyu Land Corporation's rental residences.
- Facial recognition has been deployed at the entrance, parcel lockers, elevators, garbage collection areas, bicycle parking areas, and private spaces.



▲ Entrance



▲ Elevator



▲ Unit door

[Comforia Liv Eifukucho — Property Overview]

Location: 1-2-1 Omiya, Suginami-ku, Tokyo

Access: 11-minute walk from Eifukucho Station (Keio Inokashira Line)

Number of units: 41

Layout: 1 DK

Completed: late February 2026

Move-in start: March 2026 (planned)

Condominiums x Facial Recognition

Summary of release

DXYZ's FreeiD standard adopted for all condominiums to be provided by Azplanning.

Azplanning Co., Ltd. decided to make all condominiums into “all facial recognition condominiums.”

- Condominiums developed by Azplanning are characterized by a focus on revitalization of pre-owned properties that combines value enhancement through renovation with high-quality living environments.
- Azplanning takes a unique approach to development that addresses both end-user demand and investment needs through elements such as site selection and sound insulation performance.
- In an era where cashless payments are increasingly adopted and carrying a wallet is no longer necessary, facial recognition that enables entry and exit from the condominium allows residents to go out with nothing more than a smartphone and enjoy greater convenience.



株式会社 **アズ企画設計**



[Comments from Toshihito Matsumoto, Representative Director and President of Azplanning Co., Ltd.]

DXYZ's "FreeiD" significantly enhances convenience for residents. We believe that standardizing the deployment of FreeiD across our condominiums will ensure stable operation, improve rent levels, and enable us to provide property owners with higher-quality real estate management.

Going forward, we expect DXYZ to continue updating "FreeiD" into a more convenient, safer, and more secure system, and we also hope to do our part to support those efforts.

[Comments from Sei Nakanishi, President and Representative Director of DXYZ Inc.]

We are honored that "FreeiD" has been adopted as the standard all-facial-recognition system across condominiums developed by Azplanning. Through the deployment of "FreeiD," we aim to provide residents with a completely keyless living experience, differentiate our properties from others, ensure safe and secure condominium management, and further support Azplanning. We will also provide additional value by enabling residents to use "FreeiD" not only at home but also in various locations throughout the city for access, identity verification, and payments. We are very much looking forward to working with Azplanning to help shape the future of next-generation living through this initiative. We will continue to enhance value through both technology and services and meet expectations as a long-term partner.

Condominiums x Facial Recognition

Summary of release

DXYZ's FreeiD deployed at makes development's Makes Art Sakuragicho

The first makes development property to deploy facial recognition

- Makes Art Sakuragicho is a rental condominium located in Nishi-ku, Yokohama City, Kanagawa Prefecture, where an urban landscape exists alongside a rich living environment.
- Provides the convenience of coming and going even when your hands are full, while delivering robust security with state-of-the-art facial recognition technology.
- Deployed at the entrance.

[Makes Art Sakuragicho — Property Overview]

Location: 61-4 Miyazaki-cho, Nishi-ku, Yokohama City, Kanagawa Prefecture
Access: 7-minute walk from Sakuragicho Station (JR Keihin-Tohoku Line/Negishi Line); 6-minute walk from Sakuragicho Station (Yokohama Municipal Subway Blue Line)
Number of units: 35
Layouts: 1 R, 1 K, 1 LDK
Completion: February 2026
Move-in start: mid-March 2026 (planned)

makes × FreeiD



▲ Exterior



*Image for illustrative purposes only; differs from the actual property where deployed.

Condominiums x Facial Recognition



Summary of release

DXYZ's FreeiD deployed at Sunwood's "Sunwood Terrace Fuchu Hachimancho"

Sunwood's first "All-facial-recognition condominium"

- Sunwood Terrace Fuchu Hachimancho is a newly built 7-story condominium located in Fuchu City, Tokyo, where a green living environment and everyday convenience are well balanced.
- Facial recognition has been deployed at the entrance, mail/parcel lockers, parking lot entrance, service entrances, and each residential unit door.
- "All-facial-recognition condominiums®" with FreeiD deployed across all units and common areas
- Provides the convenience of coming and going even when your hands are full.

[Sunwood Terrace Fuchu Hachimancho — Property Overview]

Location: 3-17-1 (parcel number) Hachimancho, Fuchu City, Tokyo

Access: 5-minute walk from Higashi-fuchu Station (Keio Line); 16-minute walk from Fuchu Station (Keio Line)

Number of units: 43

Layouts: 1 LDK to 3 LDK

Completion: Late May 2026 (planned)

Move-in start: Late November 2026 (planned)

Property website: <https://www.sunwood.co.jp/fuchu-hachimancho/> (Japanese only)



DXYZ's FreeiD deployed at Shinwa Giken's "Granpia Nakano Sakaue" and "Granpia Yotsuya"

The first Shinwa Giken condominium to deploy facial recognition

- "Granpia Nakano Sakaue," completed in November 2025, is Shinwa Giken's first property to deploy facial recognition.
- Granpia Nakano Sakaue is a 3-story rental condominium located in Nakano-ku, Tokyo. Despite its proximity to central Tokyo, the property strikes a good balance between a quiet residential environment and everyday convenience.
- Granpia Yotsuya is a 4-story rental condominium located in Shinjuku-ku, Tokyo, where a neighborhood alive with history and culture is complemented by the refined appeal of central Tokyo.
- Deployed at the entrance of both properties.



▲ "Granpia Nakano Sakaue" exterior

[Granpia Nakano Sakaue — Property Overview]

Location: 1-32-3 Chuo, Nakano-ku, Tokyo
Access: 2-minute walk from Nakano-sakaue Station (Tokyo Metro Marunouchi Line)
14-minute walk from Nishi-shinjuku Station (Tokyo Metro Marunouchi Line)
Access: 15-minute walk from Higashi-Nakano Station (JR Sobu Line)
Number of units: 18
Layout: 1 K to 1 LDK
Completion: November 2025



▲ "Granpia Yotsuya" exterior

[Granpia Yotsuya — Property Overview]

Location: 11-32 Daikyo-cho, Shinjuku-ku, Tokyo
Access: 8-minute walk from Yotsuya-sancho Station (Tokyo Metro Marunouchi Line)
9-minute walk from Shinanomachi Station (JR Chuo Line/Sobu Line)
9-minute walk from Kokuritsu-Kyogijo Station (Toei Oedo Line)
13-minute walk from Sendagaya Station (JR Chuo Line/Sobu Line)
14-minute walk from Shinjuku-gyoemmae Station (Tokyo Metro Marunouchi Line)
Number of units: 14
Layouts: 1 LDK to 2 LDK
Completion: January 2026

Condominiums x Facial Recognition

Summary of release



DXYZ's FreeiD deployed at Mitsui Fudosan Residential's "Park Axis Yokohama Isezakicho-dori"

Mitsui Fudosan Residential's first "all-facial-recognition condominium"

- The "Park Axis" series developed by Mitsui Fudosan Residential is a rental condominium brand based on the concept of providing a "high-quality urban experience" for people living their lives in the city.
- The facility reservation service FreeiD Reserve has also been deployed, enabling reservations of shared facilities, such as co-working spaces, through facial recognition.
- The common lounge uses next-generation lighting (Kaneka Organic EL Lighting) powered by proprietary technology of Kaneka Corporation to provide residents with a refined and comfortable space.
- Facial recognition has been deployed at the entrance, elevator lobby, parcel lockers, mailroom, parking lot, working room entrance, theater rooms, and private rooms, as well as each residential unit.



Exterior



Parcel lockers



Shared spaces



Unit door

[Park Axis Yokohama Isezakicho-dori — Property Overview]

Location: 2-23-1 Wakaba-cho, Naka-ku, Yokohama City, Kanagawa Prefecture

Access: 7-minute walk from Hinodecho Station (Keikyu Main Line)

7-minute walk from Isezaki-chojamachi Station (Yokohama Municipal Subway Blue Line)

10-minute walk from Kannai Station (JR Keihin-Tohoku Line)

Number of units: 186

Layouts: 1 LDK, 2 LDK

Completion: February 2026

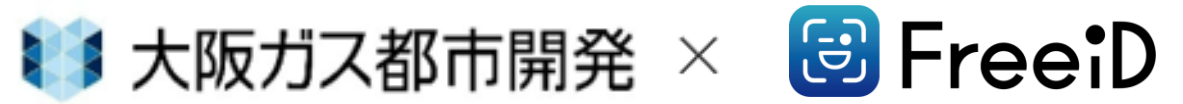
Move-in start: mid-March 2026 (planned)

Property website: (Japanese only)

https://www.mitsui-chintai.co.jp/resident/original/pax_isezakichodori/

Condominiums x Facial Recognition

Summary of release



DXYZ's FreeiD deployed at Osaka Gas Urban Development's rental condominium brand "URBANEX Sakaisuji Hommachi"

This property is the first in the "URBANEX" series to deploy facial recognition.

- "URBANEX" series began offering properties in the Tokyo metropolitan area in 2006, in addition to its core presence in the Kansai region. The series now provides rental condominiums to approximately 20,000 customers, primarily in urban cores of the Kansai and Tokyo metropolitan regions. "URBANEX" emphasizes convenience, advanced specifications, and comfortable living spaces.
- This property is located in the Hommachi area, a highly convenient place to live that is within walking distance to the amenities of central Osaka and boasts excellent access to multiple transit lines.
- Offers two layouts, 1 LDK + S and 2 LDK, providing options for spacious single-occupant living or well-appointed living with a partner or pets.
- Deployed at the entrance.



▲ Exterior



▲ Entrance approach



▲ Entrance

[URBANEX Sakaisuji Hommachi — Property Overview]

Location: 2-3-23 Minami-hommachi, Chuo-ku, Osaka City, Osaka Prefecture
Access: 2-minute walk from Sakaisuji-Hommachi Station (Osaka Metro Sakaisuji Line and Chuo Line)

Access: 5-minute walk from Hommachi Station (Osaka Metro Midosuji Line and Chuo Line)

Number of units: 56

Layouts: 1 LDK + S, 2 LDK

Completion: December 26, 2025

Leasing website: [Rental Properties List | Daigas Group Rental URBANEX | Osaka Gas Facilities Corporation](#) (Japanese only)

Condominiums x Facial Recognition

Summary of release



DXYZ's FreeiD deployed at Kintetsu Real Estate's "Kintetsu Senior Residence Gakken-Nara-Tomigaoka (Tentative Name)"

Japan's first senior residence with "all-facial-recognition" specifications

- Scheduled to open in spring 2027, this property is a 218-unit senior residence located a 6-minute walk from Gakken-Nara-Tomigaoka Station (Kintetsu Keihanna Line).
- Featuring shared facilities such as a large public open-air bath and a restaurant operated by a hotel, the property is a residence where seniors can enjoy a safe, healthy, and active lifestyle.
- An "all-facial-recognition" specification that deploys "FreeiD" not only in common areas such as the entrance and entryway doors, but also in private spaces.
- This deployment marks the first system integration between "FreeiD" and "FAGUS," developed by Aiphone Co., Ltd.



*Image for illustrative purposes only; differs from the actual property where deployed.

[Kintetsu Senior Residence Gakken-Nara-Tomigaoka (Tentative Name) — Property Overview]

Address: 3072 (parcel number) Shikahata-cho, Ikoma City, Nara Prefecture

- Access: 6-minute walk from Gakken-Nara-Tomigaoka Station (Kintetsu Keihanna Line)
- Structure and Size: Reinforced concrete structure, 5 floors above ground
- Number of rooms: 218

Condominiums x Facial Recognition

Summary of release



DXYZ's FreeiD deployed at The Sankei Building's large-scale rental residence "Grand'X Ozu Kumamoto"

The first all-facial-recognition condominium in Kumamoto Prefecture

- Ozu Town, where this project is located, serves as a hub that ties together four different spheres: the Kumamoto metropolitan area (culture), Aso (nature), Aso Kumamoto Airport (transportation), and the Semiconductor Technopark (industry).
- A range of floor plans designed to accommodate a wide variety of household types, from single occupants to families.
- To accommodate diverse lifestyles, the property plans to include shared facilities such as a residents-only lounge, gym, and large public bath, and to introduce a variety of services focused on the safety, security, and convenience of residents.
- It is the first property in Kyushu where residents can use the facility reservation service "FreeiD Reserve."
- Facial recognition has been deployed in common areas such as the entrance, lounge, gym, and large public bath, as well as at the entrances of certain residential units.



▲ External view (a computer-generated image of how the completed building is expected to look upon completion)

[Grand'X Ozu Kumamoto — Property Overview]

Location: 660-1 Higashibaru, Hikinomizu, Ozu-machi, Kikuchi-gun, Kumamoto Prefecture (place name and lot number)

Access: Approx. 8 minutes by car from Higo-Ozu Station (JR Hoho Main Line)
3-minute walk from Higashi-Hikinomizu bus stop (Kyushu Sanko Bus)

Number of units: 619

Layouts: 1 K, 1 LDK, 2 LDK, 3 LDK

Completion: December 2028 (planned)

Move-in start: Winter 2027 (planned)

Decision made to deploy DXYZ's FreeiD at the "Reve" series of condominiums offered by Fun Style, a subsidiary of LA Holdings

Making the first all-residential-unit "all-facial-recognition condominiums" in Okinawa Prefecture a reality

- Funstyle decided to adopt "FreeiD" to meet diversifying buyer needs while bringing the property's high-tech nature and uniqueness to the fore.
- Residents can access everything from common areas to each residential units using facial recognition alone, allowing daily living to flow seamlessly without the need for keys or cards.
- Residents can enter and exit comfortably even when carrying many items, while being freed from everyday hassles such as managing or losing keys. This helps to improve both convenience and safety.
- This property will be the first all-residence all-facial-recognition condominium in Okinawa Prefecture, with FreeiD deployed everywhere from the entrance to the each residential units.
- Going forward, we will continue to assess area characteristics and other factors as needed while supplying condominiums that deploy "FreeiD."



*Image for illustrative purposes only; differs from the actual property where deployed.

Disclaimer regarding forward-looking statements

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