



MIGALO
HOLDINGS

Financial Results for Q2 Fiscal Year Ending March 31, 2026

MIGALO HOLDINGS Inc.

Securities Code: 5535

November 14, 2025

President and Representative Director Sei Nakanishi

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1. Company Profile

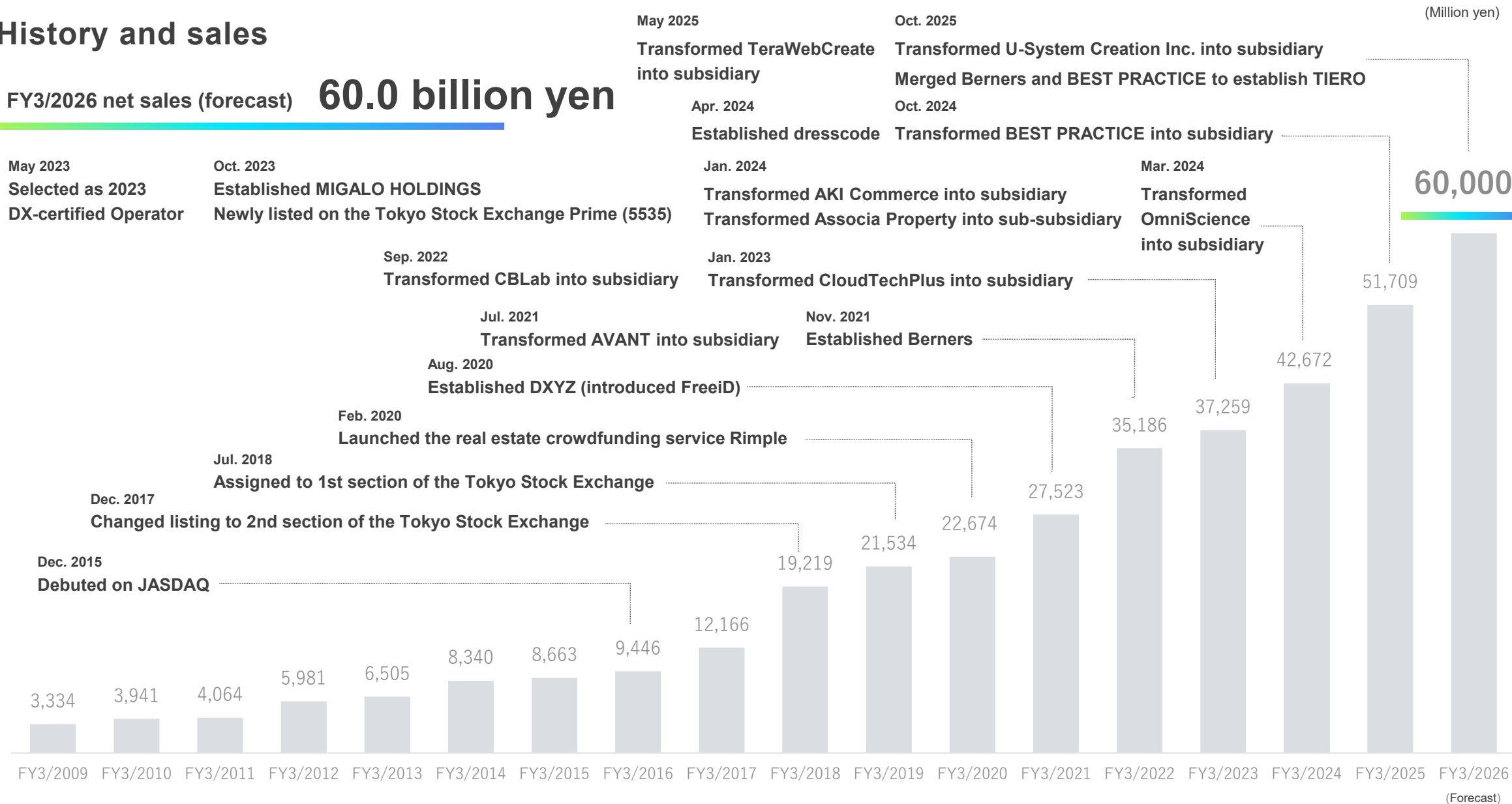
Company Overview

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	80 million yen
Employees	599 (including non-full-time employees)
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 / CBLab Inc. / CloudTechPlus Co. Ltd / OmniScience Co.,Ltd. / dresscode Inc. / TeraWebCreate, Inc. / U-System Creation Inc. DX Real Estate Business: PROPERTYAGENT, Inc. / AKI Commerce Co., Ltd. / Associa Property Co., Ltd.

(As of September 30, 2025)

History and sales

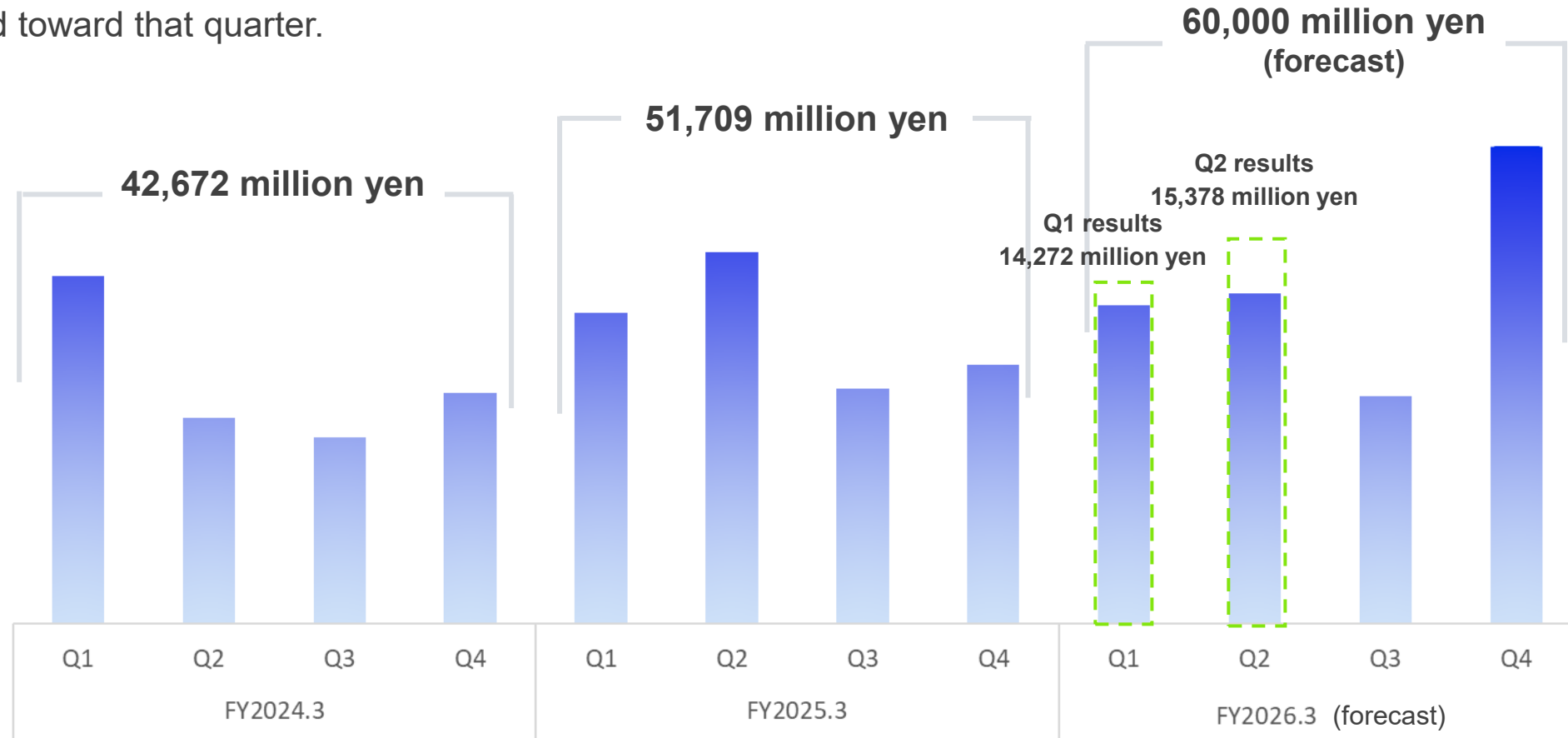
FY3/2026 net sales (forecast) **60.0 billion yen**



2. FY3/2026 Q2 Consolidated Results Summary

FY3/2026 Q2 earnings highlights (1)

- Net sales in Q2 progressed smoothly, with sales prices for investment condominiums higher than expected and sales numbers progressing as planned.
- Because deliveries of new properties are scheduled to be concentrated in Q4, net sales are expected to be most heavily weighted toward that quarter.



FY3/2026 Q2 earnings highlights (2)

Net sales

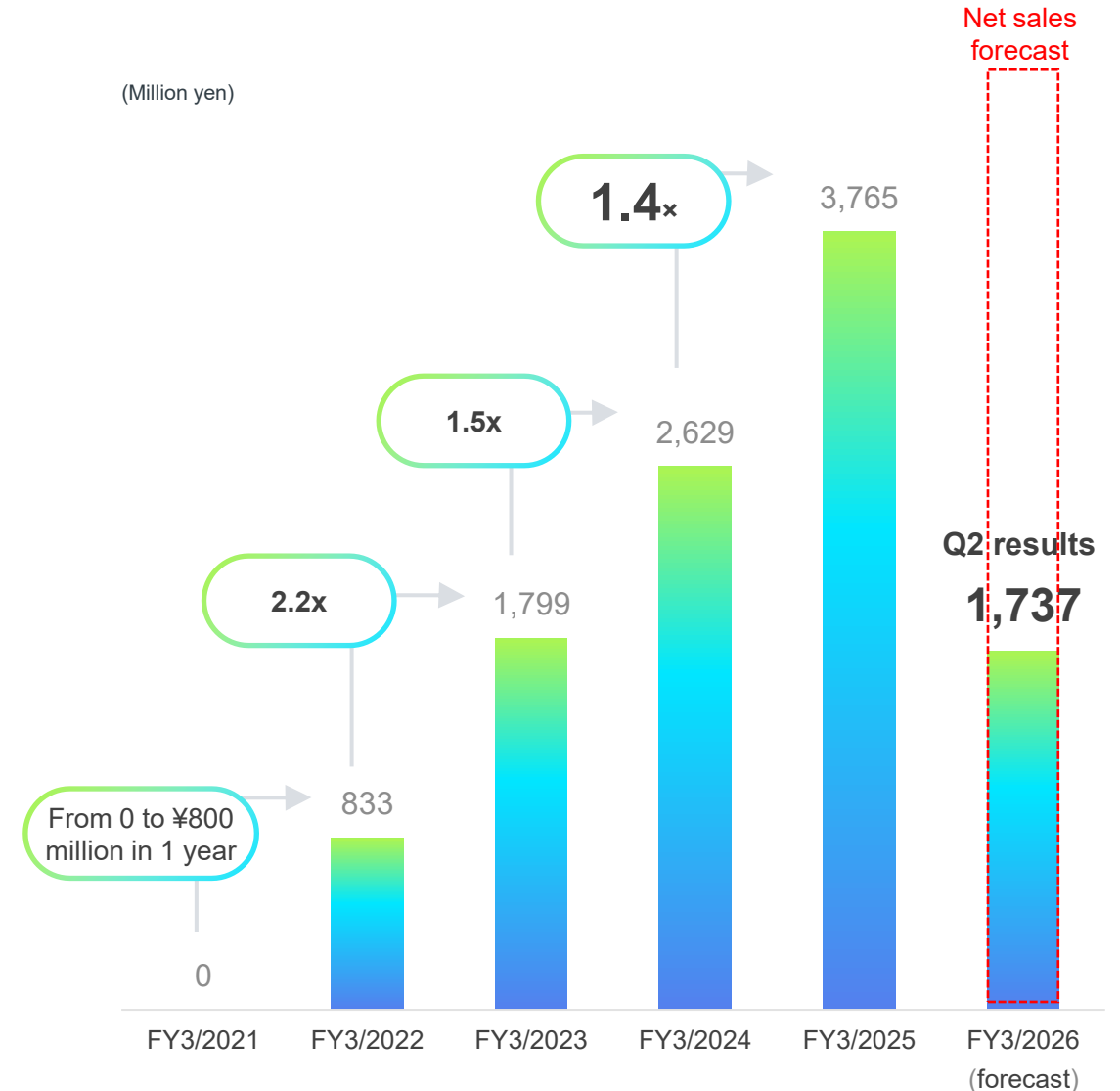
29,650 million yen
(YoY -1.2%)

Operating profit

2,106 million yen
(YoY +8.8%)

- Net sales remained steady due to a steady increase in the number of facial recognition ID platform installations in the DX Promotion Business, and the number of sales remained flat compared to the YoY in the DX Real Estate Business as sales prices for investment condominiums were higher than expected and sales volumes progressed as planned.
- Operating profit increased 8.8% YoY to 2.1 billion yen due to an increase in sales prices in the DX real estate business.

DX Promotion Business net sales



FY3/2026 Q2 earnings highlights (3)

- The number of condominiums where FreeiD has been installed increased significantly to 264 in the previous fiscal year increase of 146.
- The number of DX Real Estate members steadily increased and MIGALO Group's DX real estate economic zone has steadily expanded.
- The number of real estate units sold (units delivered) remained flat due to the large number of new properties this fiscal year (as initially expected).

DX Real Estate members⁽¹⁾

187,802 persons

(6,121 persons YoY)

**Number of real estate units
sold**

775 units

(-38 units YoY)

**Number of condominium
buildings with FreeiD**

264 buildings

(+146 buildings YoY)

**Units for rent under
management**

6,892 units

(+813 units YoY)

**Number of buildings under
management**

5,801 units

(+485 units YoY)

Number of active DI projects⁽²⁾

307 projects

(+13 projects YoY)

*As of September 30, 2025

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

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

Consolidated statement of income for FY3/2026 Q2

- Net sales increased due to higher sales ratio of new properties for investment sales, and overall sales progressed at roughly the same level as the same period of the previous year on a delivery basis.
- Increased in all levels of profit due to a high ratio of new investment properties and improved profitability in the DX promotion business.

(Millions of yen)	FY3/2025 Q2	FY3/2026 Q2	YoY	YoY (%)
Net sales	30,001	29,650	(351)	-1.2%
Operating profit	1,935	2,106	+170	+8.8%
Ordinary profit	1,641	1,749	+107	+6.6%
Profit attributable to owners of parent	1,101	1,131	+29	+2.7%

Results by segment for FY3/2026 Q2

- Although revenue increased in the DX Promotion Business due to the increase in new order, profits decreased due to the recording of temporary M&A costs of approximately 60 million yen.
- In the DX Real Estate Business, profits increased due to the higher sales ratio of new properties compared to the same period of the previous year and improved gross profits on pre-owned units.

(Millions of yen)	FY3/2025 Q2	FY3/2026 Q2	YoY	YoY (%)
Net sales	30,001	29,650	(351)	-1.2%
DX Promotion Business	1,674	1,737	+63	+3.8%
DX Real Estate Business	28,362	27,979	(382)	-1.4%
Adjustments	(35)	(66)	(31)	-
Operating profit	1,935	2,106	+170	+8.8%
DX Promotion Business	(47)	(83)	(36)	-
DX Real Estate Business	2,445	2,755	+309	+12.7%
Adjustments	(461)	(564)	(102)	-

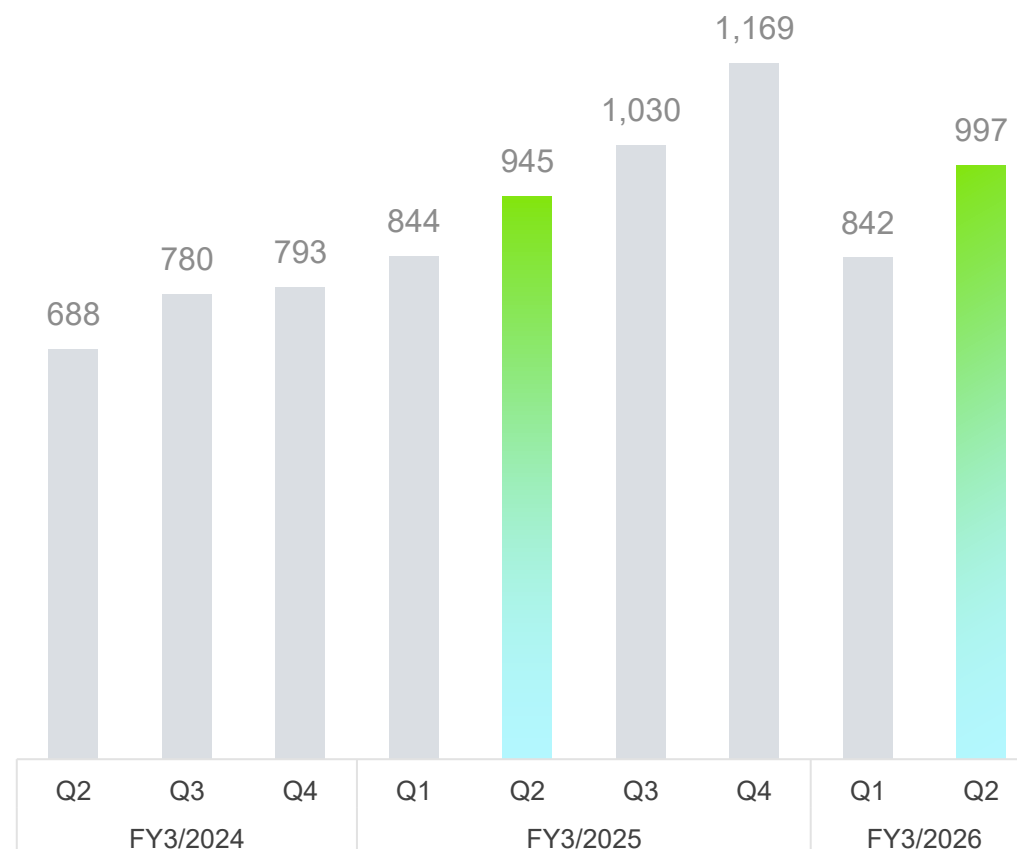
DX Promotion Business

- Net sales increased due to the increased installation of FreeiD, the facial recognition ID platform and the increase in orders driven by factors such as synergies within the Group, including digital integration.
- Although recruitment, M&A, and other upfront investments led to an operating loss, operating loss remained at around the same level as last year as was expected.

(Million yen)

DX Promotion Business quarterly net sales

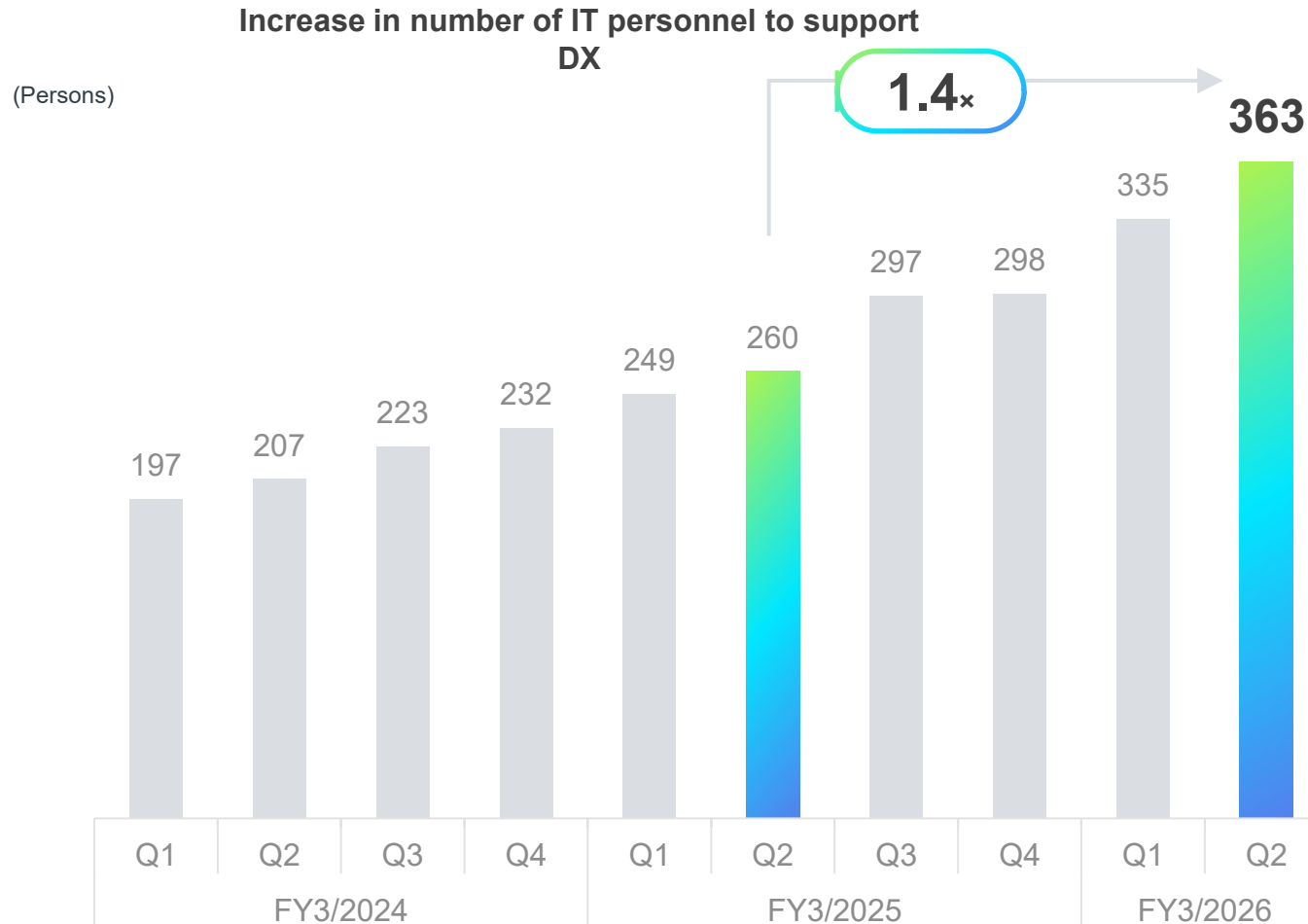
DX Promotion Business segment total				
(Millions of yen)	FY3/2025 Q2	FY3/2026 Q2	YoY	YoY (%)
Net sales	1,674	1,737	+63	+3.8%
Segment profit	(47)	(83)	(36)	-



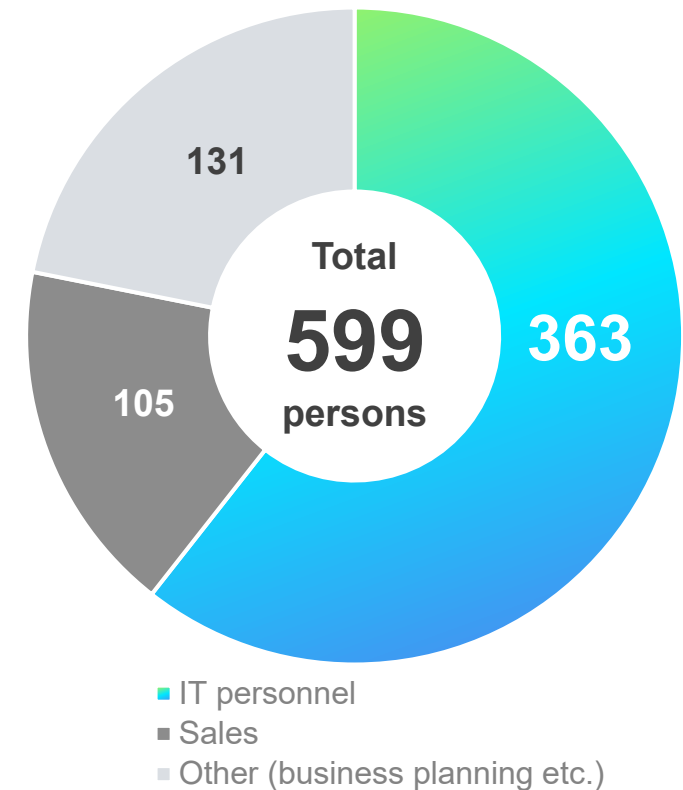
*Figures in the chart show the accumulation of non-consolidated figures before offsetting intercompany transactions and so differ from total net sales for the segment.

IT personnel to support DX

- The number of IT personnel increased by 28 from Q1, mainly due to the transformation of U-System Creation Inc. into a subsidiary.
- The number of personnel in the entire group has increased to approximately 600 due to the establishment of subsidiaries and strengthened recruitment.



Group-wide job composition



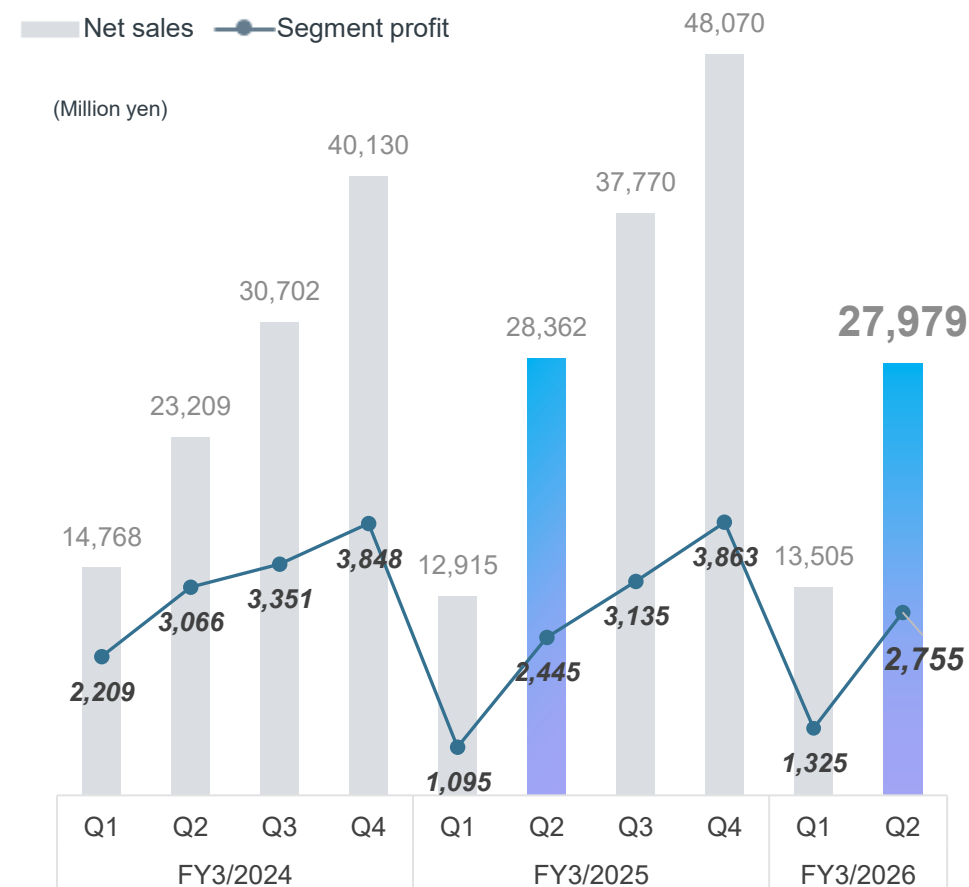
DX Real Estate Business

- The sales numbers of new investment properties has increased, the number of pre-owned properties sold has decrease, overall net sales remained flat.
- Segment profit increased by +12.7% due to factors such as the higher sales ratio of new investment properties which raised the overall gross profit margin as well as the sales price being higher than expected.

DX Real Estate Business segment total

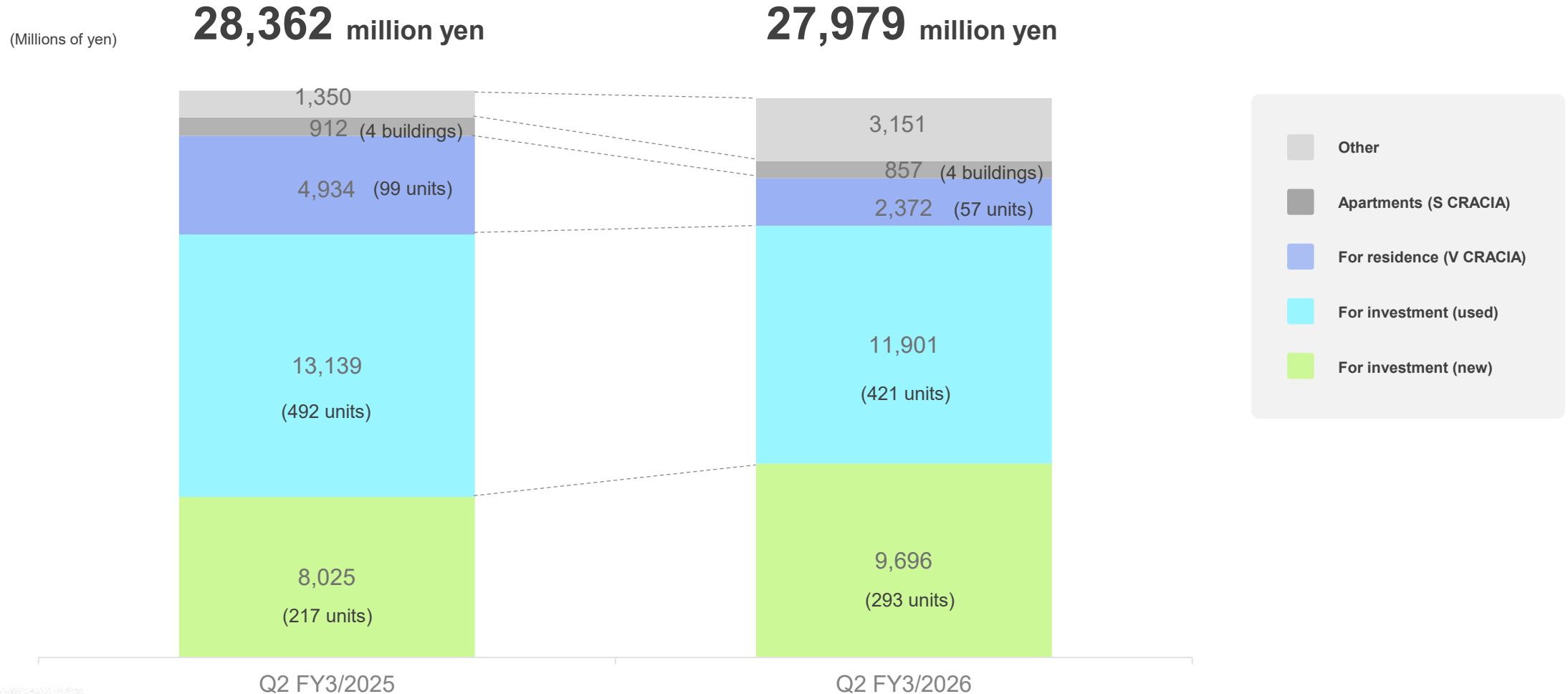
(Millions of yen)	FY3/2025 Q2	FY3/2026 Q2	YoY	YoY (%)
Net sales	28,362	27,979	(382)	-1.4%
Segment profit	2,445	2,755	+309	+12.7%

Net sales and segment profit



DX Real Estate Business segment net sales and unit sales

- Demand for revenue-generating real estate continues to be strong, with the number of newly built property condominiums for investment delivered increasing by 76 units.
- Prices of pre-owned units are rising, driven by the prices of new properties, and profits per unit of pre-owned units are increasing.



FY3/2026 Q2 BS highlights

- The handover of newly constructed properties strategically carried over from the previous period progressed smoothly, inventories decreased, and cash and deposits reached a high level due to the monetization from this.
- The financial base has been strengthened through the capital increase, forming a base for future growth.

(Millions of yen)	FY3/2025	FY3/2026 Q2	YoY	YoY (%)	(Reference) Figures after the capital increase
Total assets	54,506	51,292	(3,214)	(5.9%)	54,248
Cash and deposits	6,895	8,194	+1,298	+18.8%	11,150
Inventories	44,218	39,550	(4,667)	(10.6%)	39,550
Interest-bearing debt	38,382	34,467	(3,914)	(10.2%)	34,467
Net assets	11,273	12,246	+972	+8.6%	15,202
Management index	FY3/2025	FY3/2026 Q2	Change	Management standard value	(Reference) Figures after the capital increase
ROE	12.9%	-	-	12.0%	-
Net D/E ratio	2.83x	2.19x	(0.64)	up to 2x	1.53x
Equity ratio	20.4%	23.4%	+3.0%	25%	27.6%

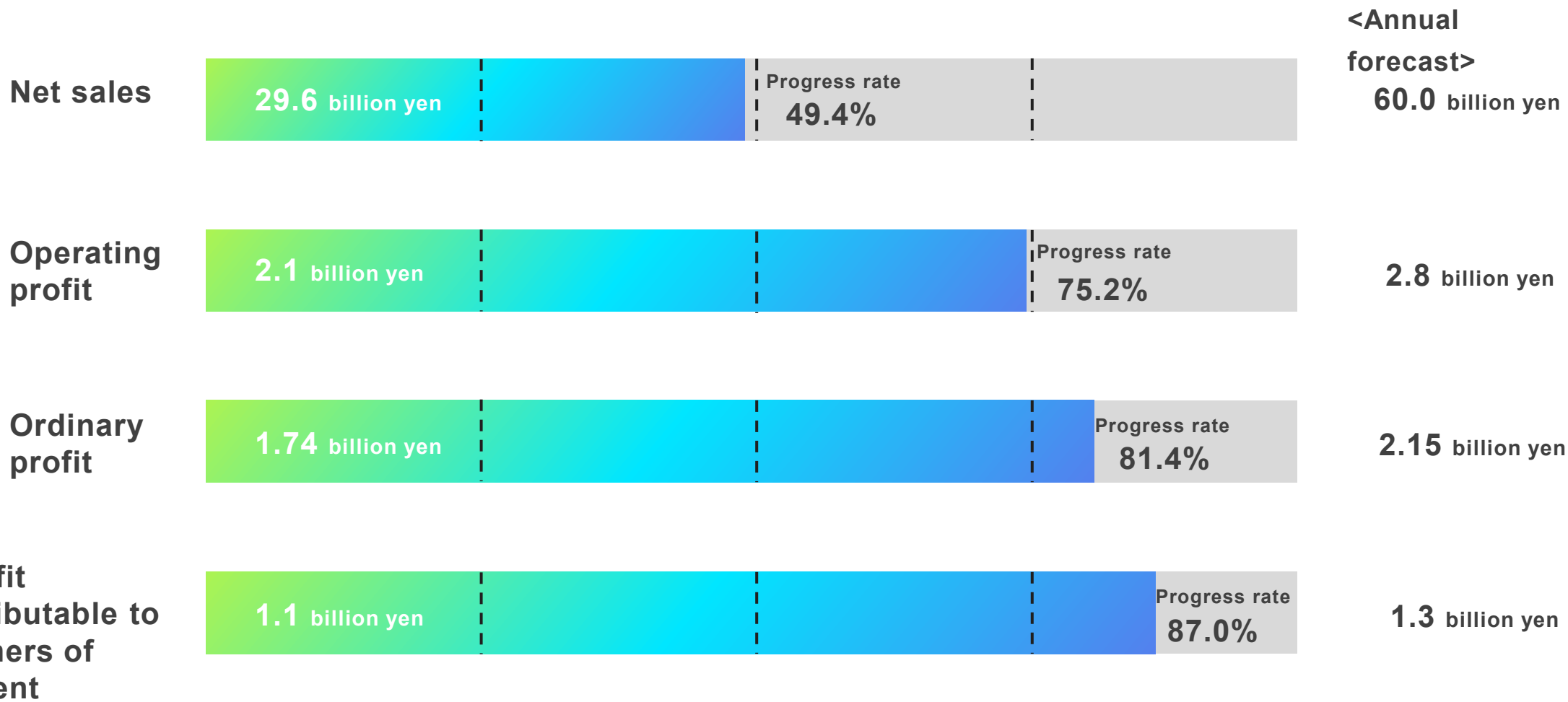
FY3/2026 Progress against initial forecast

- Net sales are progressing smoothly, with progress rate of approximately 50% against the performance forecast.
- Although all levels of profit is upfront investment in the DX promotion business continue, the progress rate is higher than expected due to the high level of sales prices in the DX real estate business.

(Millions of yen)	FY3/2026 Forecast	FY2026.3 Q2 Results	Progress rate
Net sales	60,000	29,650	49.4%
Operating profit	2,800	2,106	75.2%
Ordinary profit	2,150	1,749	81.4%
Profit attributable to owners of parent	1,300	1,131	87.0%

FY3/2025 State of progress against initial annual forecast

- Net sales are progressing smoothly, with progress rate of approximately 50% against the performance forecast.
- Although all levels of profit is upfront investment in the DX promotion business continue, the progress rate is higher than expected due to the high level of sales prices in the DX real estate business.



3. FY3/2026 Revision of Earnings Forecast and Dividend

FY3/2026 Revision of earnings forecast

- In light of the stronger than expected performance in the first half of the year and the steady recording of profits, we have comprehensively reviewed our sales strategies, personnel strategies, advertising strategies, etc. in the DX Real Estate Business, as well as our investment strategies, etc. in the DX Promotion Business, and have revised our consolidated earnings forecast for FY3/2026.

(Millions of yen)	FY3/2026 Revise forecast	FY3/2026 Initial forecast	Initial forecast YoY	Initial forecast YoY (%)
Net sales	60,000	60,000	-	-
Operating profit	2,900	2,800	+100	+3.6%
Ordinary profit	2,170	2,150	+20	+0.9%
Profit attributable to owners of parent	1,320	1,300	+20	+1.5%

FY3/2025: State of progress against the revised forecast

- In light of the stronger than expected performance in the first half of the year and the steady recording of profits, we have comprehensively reviewed our sales strategies, personnel strategies, advertising strategies, etc. in the DX Real Estate Business, as well as our investment strategies, etc. in the DX Promotion Business, and have revised our consolidated earnings forecast for FY3/2026.

<Annual forecast>

Net sales

29.6 billion yen

Progress rate
49.4%

60.0 billion yen

Operating profit

2.1 billion yen

Progress rate
72.6%

2.9 billion yen

Ordinary profit

1.74 billion yen

Progress rate
80.6%

2.17 billion yen

Profit attributable to owners of parent

1.1 billion yen

Progress rate
85.7%

1.32 billion yen

Return to shareholders (changes of forecast dividend)

- Actual results are progressing smoothly against the consolidated earnings forecast. Taking into comprehensive consideration the policy on shareholder returns, internal reserves, the equity ratio, the fundraising environment, and the level of capital, we forecast a year-end dividend of 5.50 yen per share, an increase of 0.5 yen from 5 yen, and an annual dividend of 8.50 yen, an increase of 0.5 yen.

	FY3/2025 Actual dividend	FY3/2026 Initial forecast	FY3/2026 Revised forecast
Interim dividend	3 yen	3 yen	3 yen
Year-end dividend	4 yen	5 yen	5.5 yen
Annual dividend	7 yen	8 yen	8.5 yen

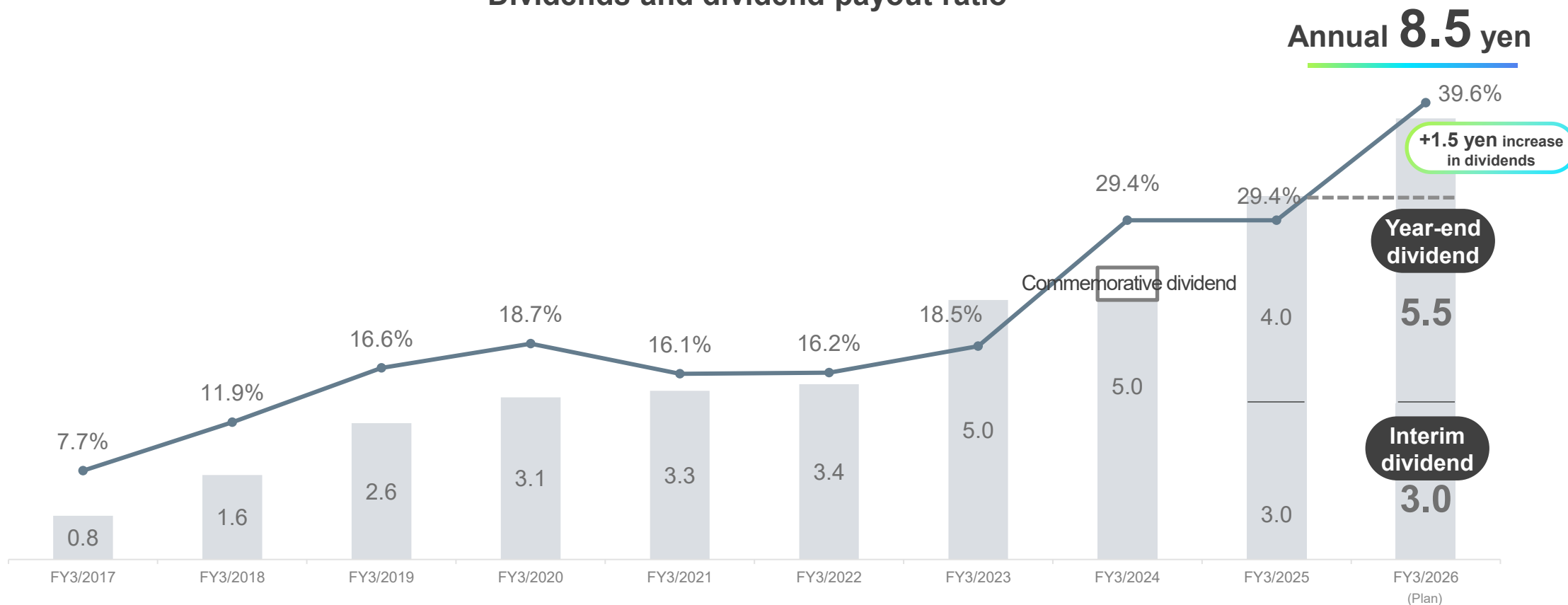
Year-end dividend
+0.5 yen increase in dividends

+1.5 yen increase in ordinary dividends YoY

Return to shareholders (changes of forecast dividend)

- Actual results are progressing smoothly against the consolidated earnings forecast. Taking into comprehensive consideration the policy on shareholder returns, internal reserves, the equity ratio, the fundraising environment, and the level of capital, we forecast a year-end dividend of 5.50 yen per share, an increase of 0.5 yen from 5 yen, and an annual dividend of 8.50 yen, an increase of 0.5 yen.

Dividends and dividend payout ratio



4. Overview and Purpose of the Offering

Purpose of capital procurement

Strengthening the Group's unique growth model and improving profitability in the interest of high growth potential

Facial recognition ID platform business

**Investing in system and service development to enhance user convenience and value,
establishing a highly competitive position**

Cloud integration business

**Achieving AI transformation of business
by strengthening AI talent**

DX real estate business

**Strengthening development of condominiums with facial recognition through dynamic use of funds, and
achieving both supply of properties with high asset value and high growth potential**

Funding use

Through investments in and loans to subsidiaries, utilizing funds for capital expenditures and working capital in the DX Promotion Business and working capital in the DX Real Estate Business to strengthen each business and accelerate growth based on the Group's unique growth model

DX Promotion Business	Facial recognition ID platform business	1.5 billion yen	Capital expenditures: Investment in system and service development, 1.0 billion yen Working capital: Strengthening human resources, 200 million yen Working capital: Strengthening sales promotion, 300 million yen
	Digital Integration Business	650 million yen	Working capital: Strengthening human resources, 300 million yen Working capital: Strengthening recruitment, 350 million yen
	DX Real Estate Business	770 million yen	Working capital: Condominium development funding, 770 million yen

Our policy is to make M&A one key growth strategy for our DX Promotion Business
In order to continue to realize this strategy, we aim to strengthen our financial position.

Our group's unique growth model: the field of fusion of digital and real technologies

Synergizing for each of MIGALO HOLDINGS' businesses

MIGALO HOLDINGS

1 | **Facial
recognition**

DXYZ

- In **real estate**, accumulating a wide variety of insights and expertise through repeated demonstrations to update solutions and expand services
- From **AI DI**, providing AI solutions and comprehensive DX support to improve ability to win smart city projects

2 | **AI DI**



AVANT CORPORATION and seven other companies

- Streamlining **real estate** operations with AI. Then, packaging and selling externally for high profits
- Jointly winning smart city-related development projects for **facial recognition**

3 | **Real
estate**



- Digital solutions from **AI DI** to increase productivity
- **Facial recognition** system adding value to development properties

Increasing profitability

Growth catalysts and medium-term targets



MIGALO
HOLDINGS

Fusion of digital and real technologies

1

Facial recognition



Change way of living

2

AI CI



BERNERS

Streamlining ways of working

3

DX real estate



Providing valuable estate

Target

110 billion yen

in Group sales

Migalo's proprietary
Profitability growth model

PJ AXiS

Promote human capital management

Capital procurement
Strengthen business growth model



FY25

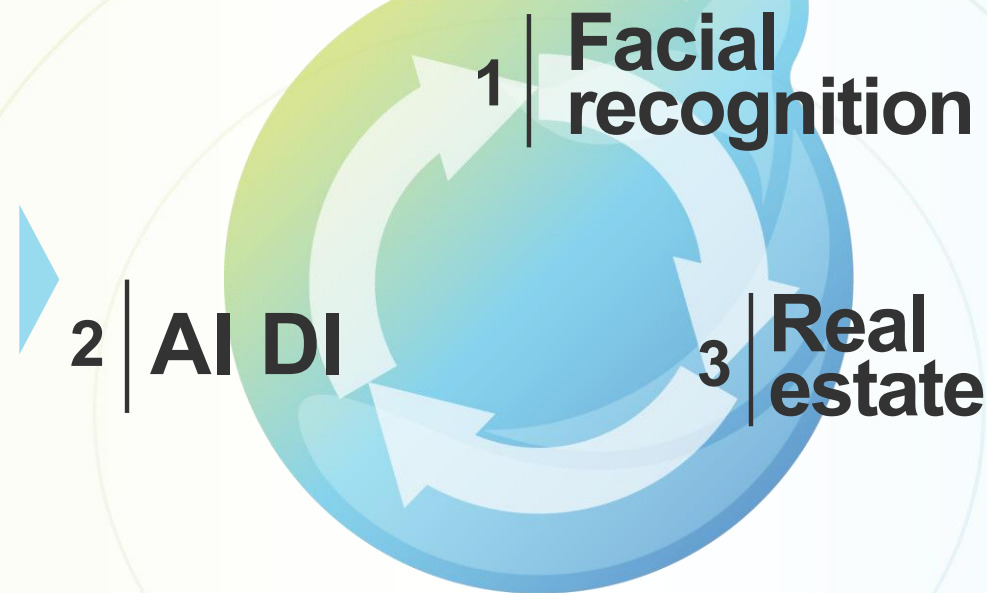
FY29

AI x Human capital management project

PROJECT AXiS

Leveraging AI to maximize various aspects of value through AI x human capital. We pursue the development of human resources who use AI to generate one new experience after another, and contribute to the creation of value in the shortest possible time.

MIGALO HOLDINGS



AI campus

Raising the level of AI knowledge through study sessions

AI x Productivity improvement practices

Advance implementation of JRX in the real estate business

Launch of AI media

Creating a forum to disseminate AI knowledge

The overall Migalo Group will create a mechanism to promote AI utilization and a workflow to promote the implementation of AI solutions.

Strengthening human capital management (Project AXiS)



Towards achieving AI transformation with the human capital management strengthening project “AXiS”

— Leverage AI, maximize various aspects of value through AI × human capital, create new value —
Using AI to take a zero-based approach to redesigning the whole value chain and achieving management that can provide new value to society. We pursue the development of human resources who use AI to generate one new experience after another, and contribute to the creation of value in the shortest possible time.

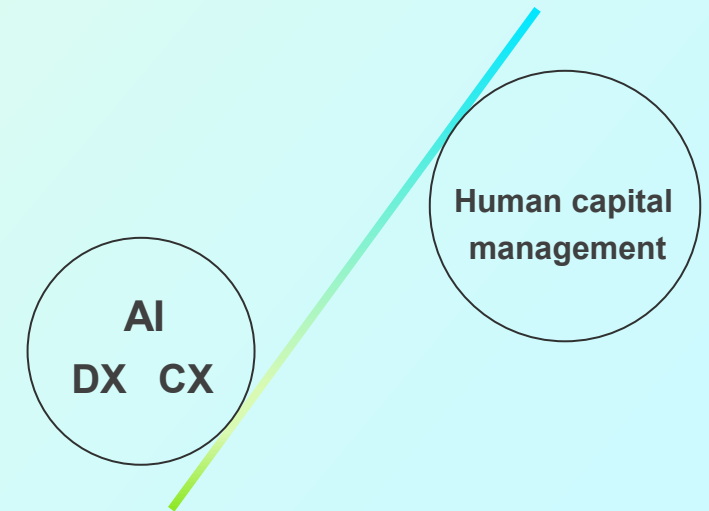
PJ AXiS - the axis that connects all individuals.

Productivity is maximized when AI and humans work in a co-creative relationship.

AXiS is a group-wide project for drawing out the potential of the organization based on the growth of AI (Artificial Intelligence) and individuals.

By using an integrated axis to connect pieces that at first glance appear scattered, it simultaneously generates productivity and creativity.

It is these common tangents that lie at the core of Migalo Holdings, and that accelerate the evolution of people and organizations.



Strengthening human capital management (Project AXiS)

We have established an AI campus for Migalo Group engineers

Seminars are held each month to achieve AI transformation for the Group business.

<Goals>

- Strengthen the connection throughout the Migalo Group.
- Improve service quality by promoting knowledge sharing.
- Strengthen competitiveness.
- Increase the productivity of the Group.

<Event details>

- Share cases of using AI and study the future possibilities.
- Discussion about AI people don't talk about now
- Actual development methods using AI
- Cases and actual examples of using generative AI in the sales and marketing domain

AIキャンパス
from Project AXiS
Migaloグループエンジニア向け
AIナレッジシェア&深化する会



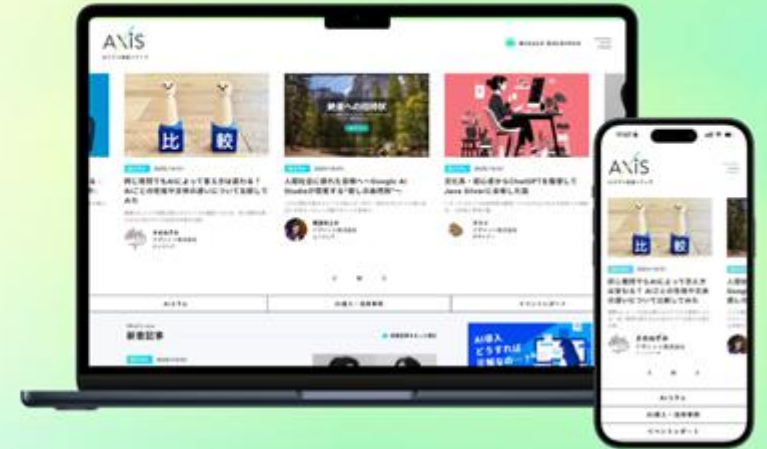
▲Photo shows a seminar for engineers.

Strengthening human capital management (Project AXiS)

Launch of new AI media “AXiS”

Media disseminated by engineers

- A place where AI and people, technology and implementation, and knowledge and questions can intertwine.
- Players standing at the forefront of AI implementation from Migalo Group companies that have led many projects will write articles.
- Taking a step into the next growth phase through not only technology, but also “learning and dissemination.”
- Also bear role as “entrance” to accelerate company AI utilization.



[Media overview]

- Media name: AXiS
- Operated by: MIGALO HOLDINGS Inc.
- URL: <https://axis.migalo.co.jp/>
- Content: Technology explanations, AI tool utilization methods, event reports, AI columns, project behind-the-scenes articles, etc.
- Update frequency: Plans for several times a week or more

5. Business Details and Future Outlook

Businesses developed by the Group

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

Create new businesses

Deepen existing businesses

Smart City Facial AI Recognition Business

DXYZ

FreeiD

AI/Digital Integration

AVANT CORPORATION

CBLab.

CLOUDTECH+

twc
TERA WEBCREATE

OmniScience

dresscode

TIERO

USC
U-SystemCreation

DX Real Estate Business

PROPERTY AGENT

AKI COMMERCE

ASSOCIA PROPERTY

RIMPLE

Transform businesses

Create new business models

AI / DX

Increase productivity

Improve operation flow (digitalization and online availability)

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



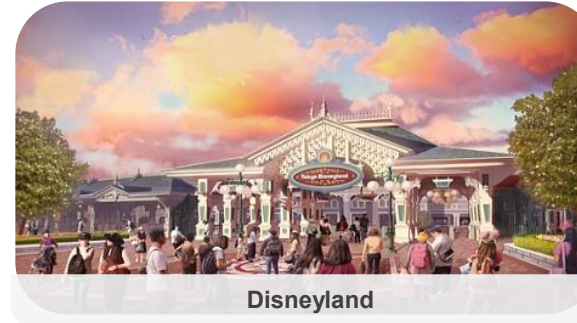
Fuji-Q Highland



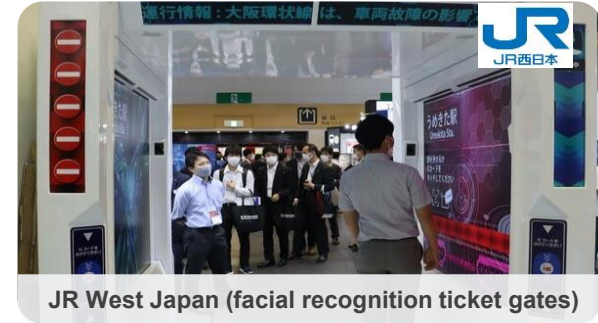
Haneda Airport



Tokyo Dome



Disneyland



JR West Japan (facial recognition ticket gates)



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



Osaka Metro (facial recognition ticket gate)




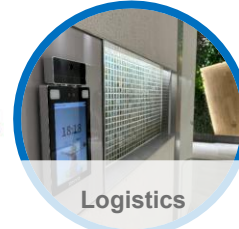
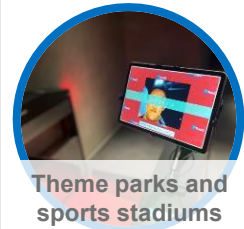
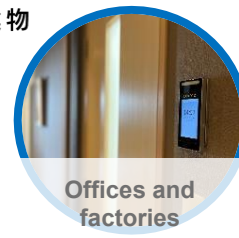
Osaka Expo

Track record in provision of FreeiD facial recognition service - main examples

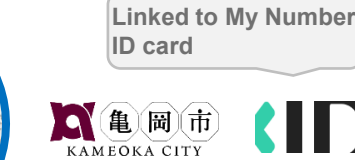
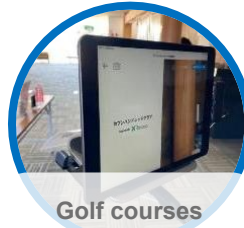
DX Promotion
Business

Solution

Access
management


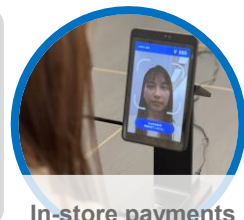



Identity
verification

Linked to My Number
ID card

Payment

Platform

Provision of facial ID
infrastructure without FreeiD app

人を、想う力。街を、想う力。

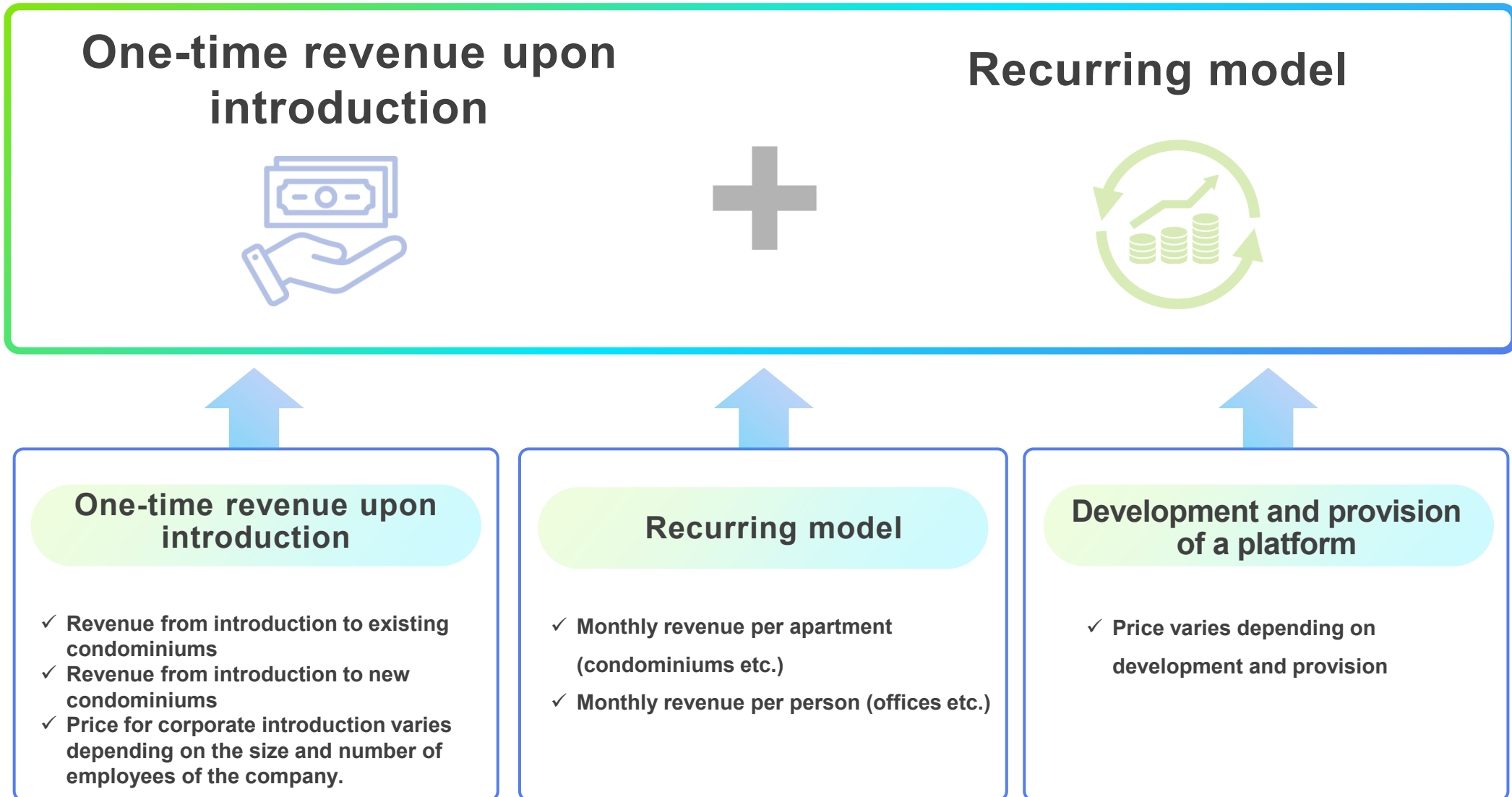


Machi Pass

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



Collaboration with
Haseko Holdings' LIM Cloud
Register your face through the
Mairimu app and make life in the
condominium "face-only"

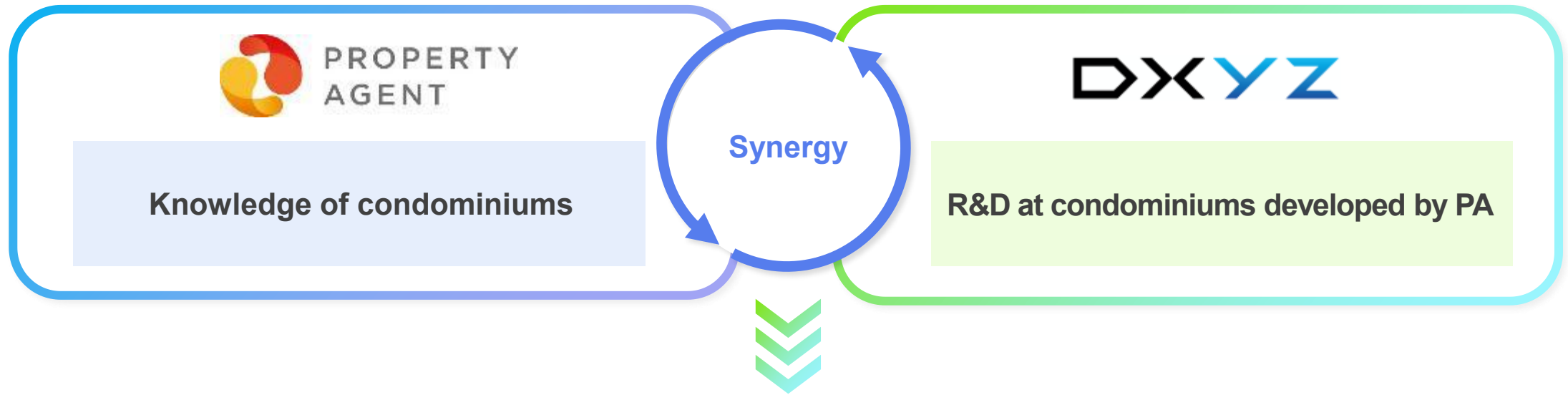


Reasons why FreeiD has been chosen

DX Promotion
Business



DX Real Estate
Business



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.

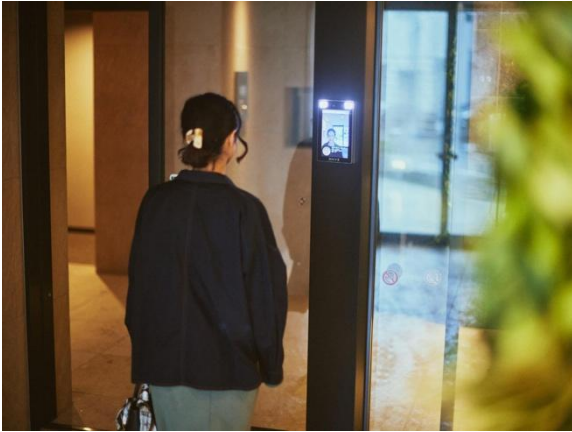
What sets FreeiD apart: “All facial recognition” condominiums

DX Promotion
Business



DX Real Estate
Business

Points that residents appreciate



Japan's first “all facial recognition condominium”

(1) Interlocking with elevators, delivery boxes, and other peripheral devices

- Can access the common area in the condominium entrance.
- Elevator ascends and descends automatically to the resident's floor.
- Can receive mail smoothly through a parcel delivery box or mailbox.
- Entrance into the apartment is easy regardless of whether it is an external corridor or an internal corridor.

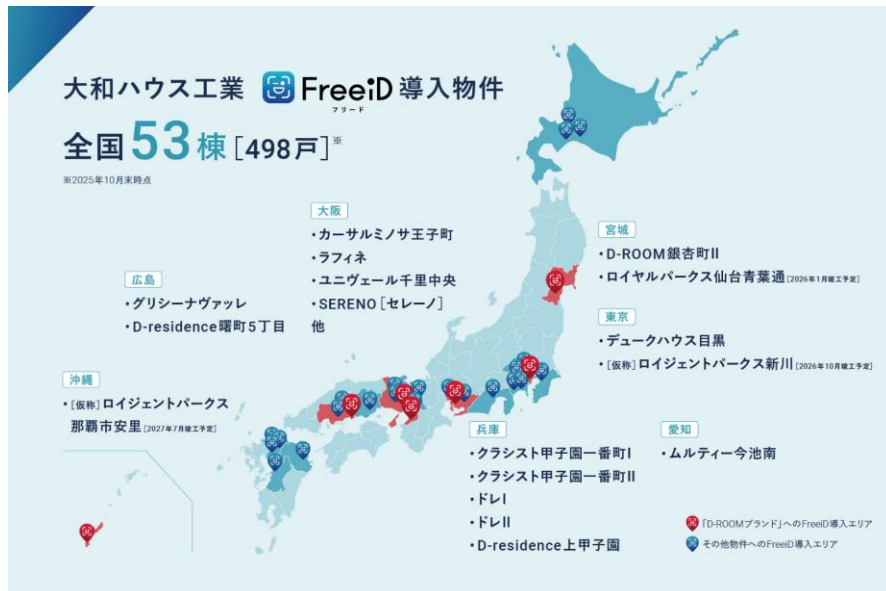
(2) The industry's largest installation record and high level of satisfaction

- FreeiD installed at 264 condominium buildings (as of the end of September 2025)
- 97% user satisfaction in resident survey.

The facial recognition ID platform FreeiD has been fully implemented in Daiwa House Industry's mid-to-high-rise rental housing Royal Parks and Roygent Parks.

It has been implemented in over 50 buildings throughout Japan within approximately one year since its initial introduction in July 2024.

- After considering equipment and services that can become new added value for improving tenant convenience and asset value, FreeiD was implemented for the first time for rental housing by a nationwide house manufacturer, from the perspectives of enabling the realization of all-facial-recognition apartments, allowing flexible selection of facial recognition terminals, and providing services that continually evolve even after implementation.



大和ハウス工業
「D-ROOM ブランド」で FreeiD を採用
フリード

D-ROOM
幅広いご入居者に選ばれる、高品質で住み心地の良い賃貸住宅

ロイヤルパークス
多彩なライフスタイルに適した
ハイグレードな新型レジデンス



ロイジェントパークス
居住者の感性豊かなライフスタイルに
あわせた開かれた都市型賃貸マンション

「顔だけで完結する新しい暮らしへ」

Properties by Daiwa House Industry that have implemented FreeiD

- D-ROOM: 52 buildings nationwide
 - ・ Osaka Prefecture: 42 buildings
 - ・ Hyogo Prefecture: 5 buildings
 - ・ Hiroshima Prefecture: 2 buildings
 - ・ Miyagi Prefecture: 2 buildings
 - ・ Aichi Prefecture: 1 building
- Royal Parks
 - ・ Miyagi Prefecture: 1 building (scheduled for completion in January 2026)
- Roygent Parks: 6 buildings nationwide (planned)
 - ・ Tokyo: 1 building implemented
 - 1 building scheduled for implementation (scheduled for completion in October 2026)
 - ・ Okinawa Prefecture: 2 buildings scheduled for implementation
 - ・ Osaka Prefecture: 1 building scheduled for implementation
 - ・ Aichi Prefecture: 1 building scheduled for implementation

Expanding Japan's first^{*1} facial recognition condominiums nationwide

DX Promotion Business × DX Real Estate Business

Number of condominium buildings with FreeiD

264 buildings

Number of companies

90 companies



Number of condominium buildings with FreeiD

(Buildings)

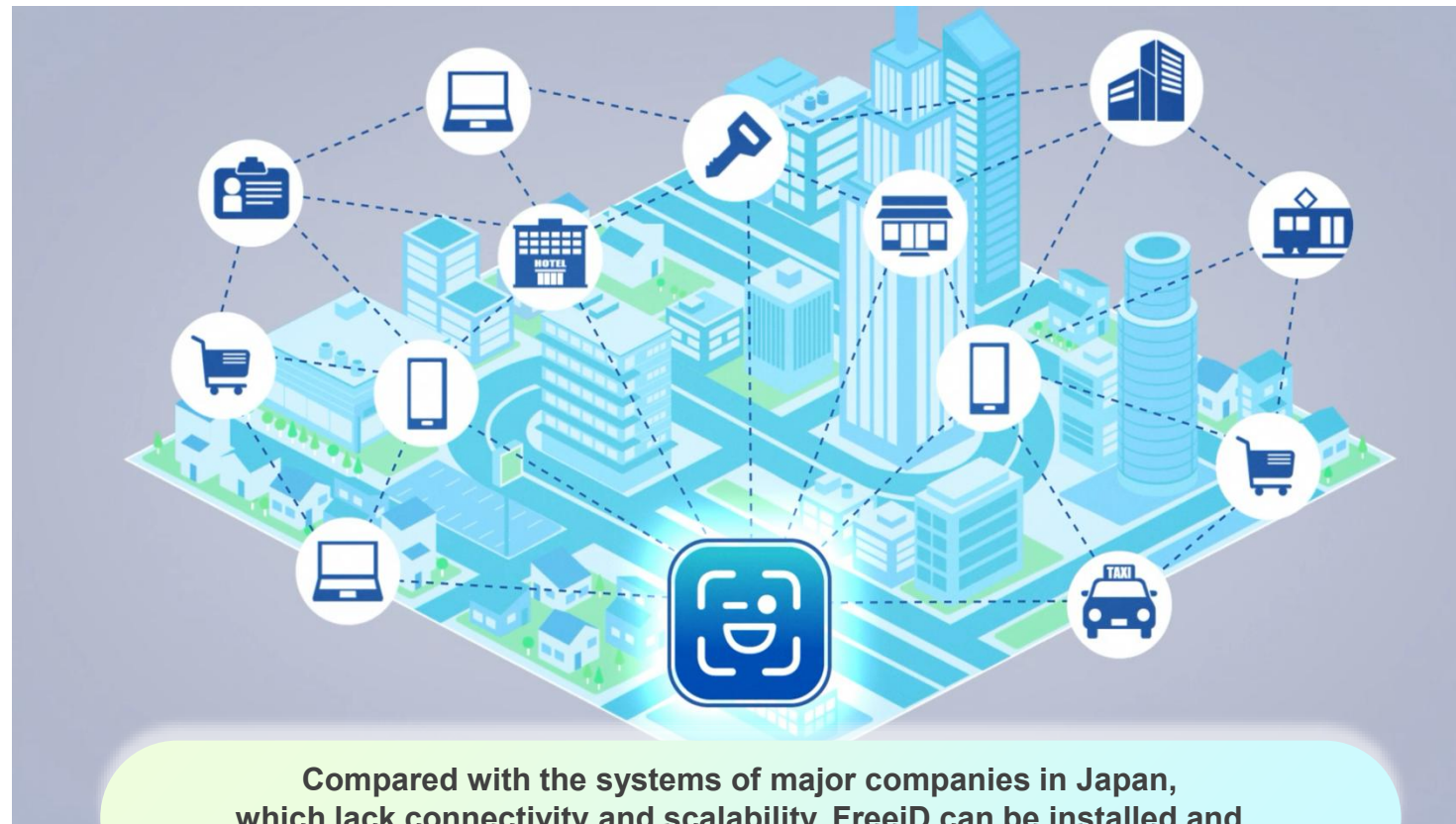


Nikkei article regarding the introduction by Mitsubishi Estate Residence (November 29, 2022)

^{*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 the end of March 2025.

Multi-platform scalability across multiple facial recognition engines* makes it unique residential equipment that continues to evolve even after installation

*Patented



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

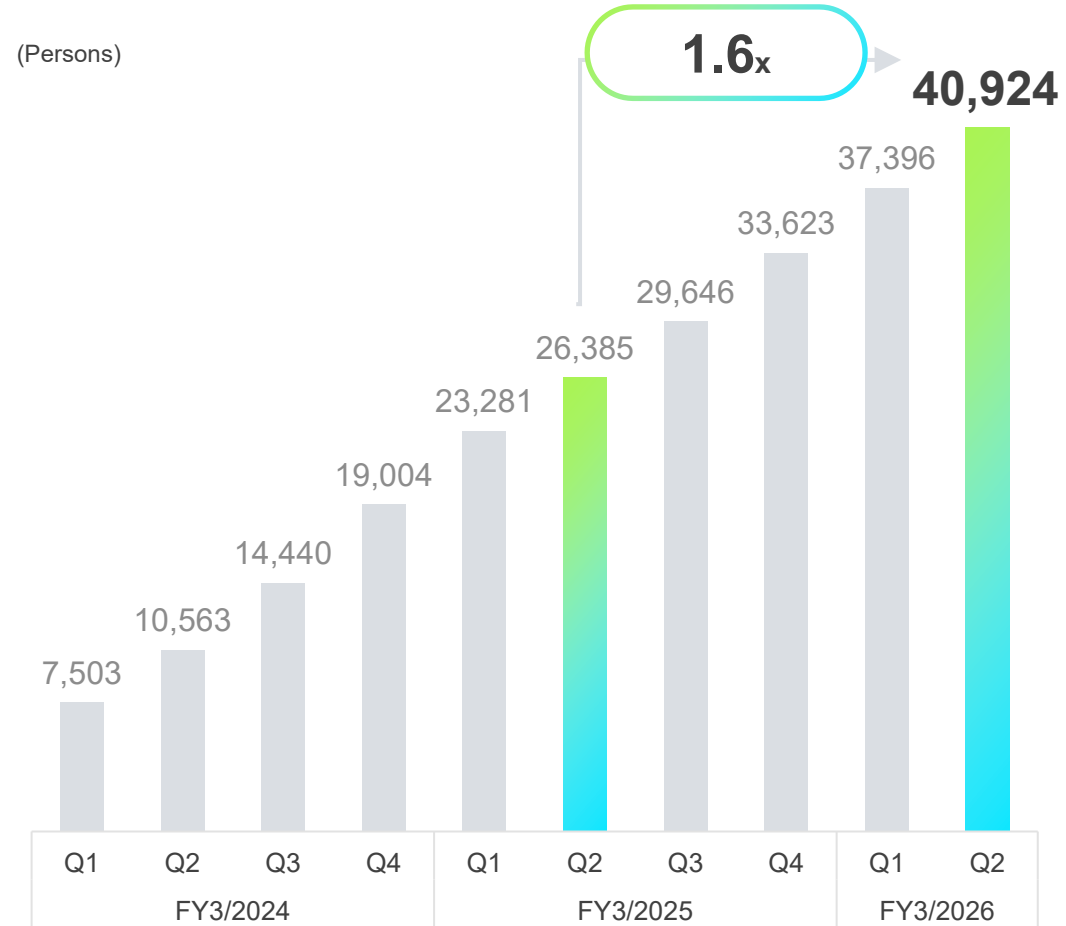


Facial recognition entry into Skybox for fan club members

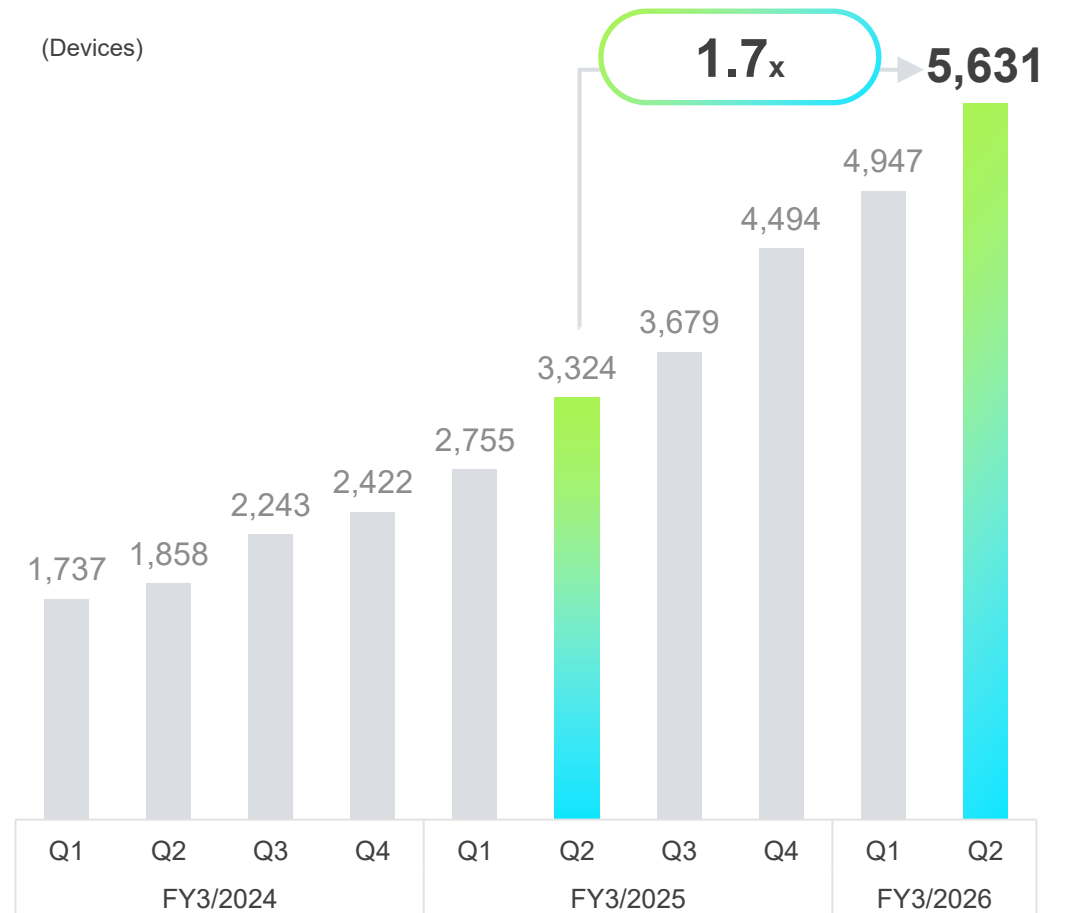
Facial recognition platform “FreeiD”

DX Promotion
Business

Number of “FreeiD” users



Number of solutions (number of devices implemented)



Major patent examples related to FreeiD

DX Promotion
Business

DX Real Estate
Business

Number of
patents acquired
(As of March 31, 2025)
29 projects

Number of newly
examined patents
(During FY3/2026 Q2)
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
- Link data with user identification data and send it to multiple stores to save

Linkage with various equipment

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

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

Assorted 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

Businesses developed by the Group

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

Create new businesses

Deepen existing businesses

Smart City Facial AI Recognition Business

DXYZ

FreeiD

AI/Digital Integration

AVANT CORPORATION

CBLab.

CLOUDTECH+

twc
TERA WEBCREATE

OmniScience

dresscode

TIERO

USC
U-SystemCreation

DX Real Estate Business

PROPERTY AGENT

AKI COMMERCE

ASSOCIA PROPERTY

RIMPLE

Transform businesses

Create new business models

AI / DX

Increase productivity

Improve operation flow (digitalization and online availability)

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



- Support for DX service development
- Support for introduction of Salesforce, AWS
- Support for data/AI utilization
- Support for development and dispatch of DX human resources
- Security measures, etc.

- Benefit from know-how through business support
- Providing opportunities for trial and error
- Frank feedback from an operating company perspective
- Implement high-speed PDCA, etc.

Becoming a pioneer in business DX by improving productivity



Spreading DX promotion know-how to other client companies

Group re-organization

Merged Berners and BEST PRACTICE

Accelerating AI transformation for business as TIERO

- With the aim of the enhancement of the corporate value of Migalo Holdings, the Group merges with Berners and BEST PRACTICE.
 - ✓ AI transformation of Business
 - ✓ Forging various synergies within the group
 - ✓ Improving the efficiency of business operations, accelerating decision-making
 - ✓ Optimizing management resources within the Group

[Overview of post-merger new company]

Name: TIERO Inc.

Address: 41st floor Shinjuku I-Land Tower, 6-5-1 Nishi-shinjuku, Shinjuku-Ku, Tokyo, Japan

Representative: Sei Nakanishi, Representative Director

Businesses: Operates AI solutions business to support business process transformation through AI utilization and cloud integration business that includes the implementation, utilization, and integration support of MA/CRM/SFA tools, primarily Salesforce

Share capital: 10,000,000 yen

TIERO

- Continue to imagine future transformations, together. -

The company name “TIERO” stems from “Tier 0,” showing a will to stand on the forefront of projects and walk alongside clients from the design phase.

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

DX Promotion
Business

Number of DX promotion and support services provided

307 companies (YoY: +13)

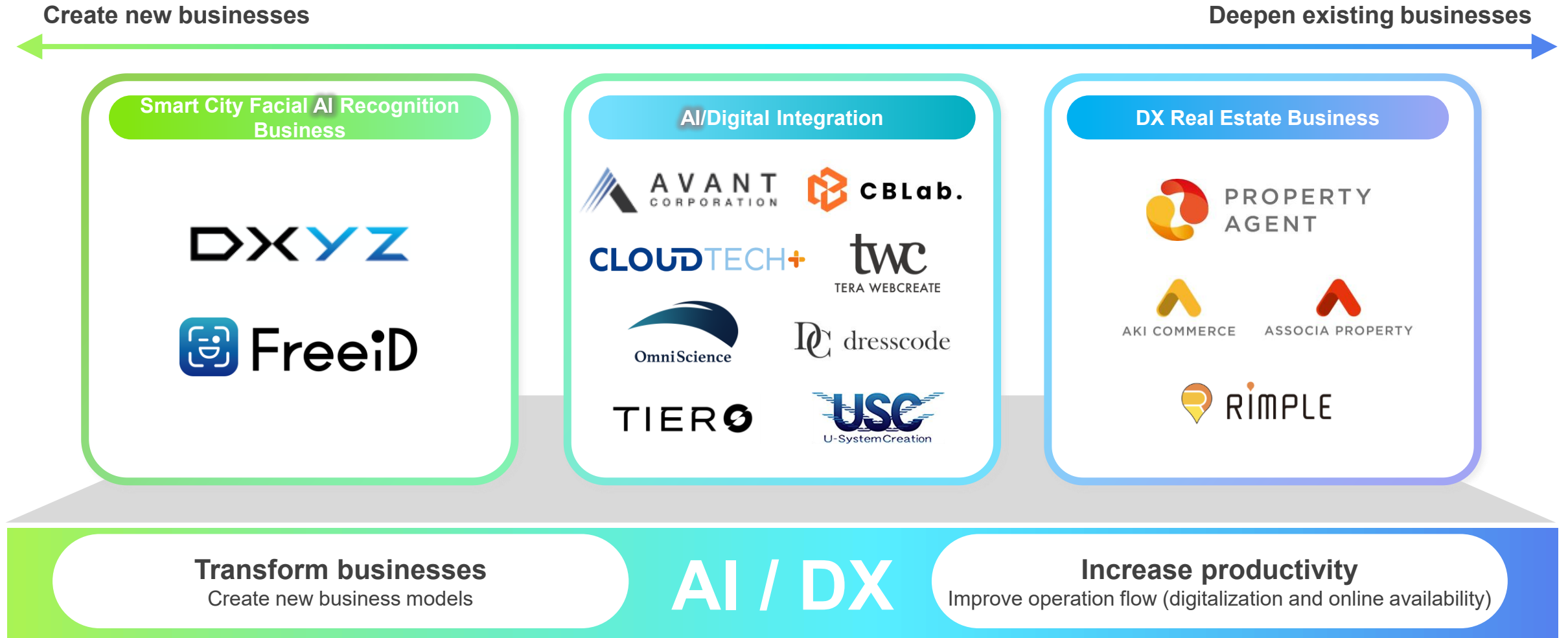


Number of active SI projects



Businesses developed by the Group

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



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

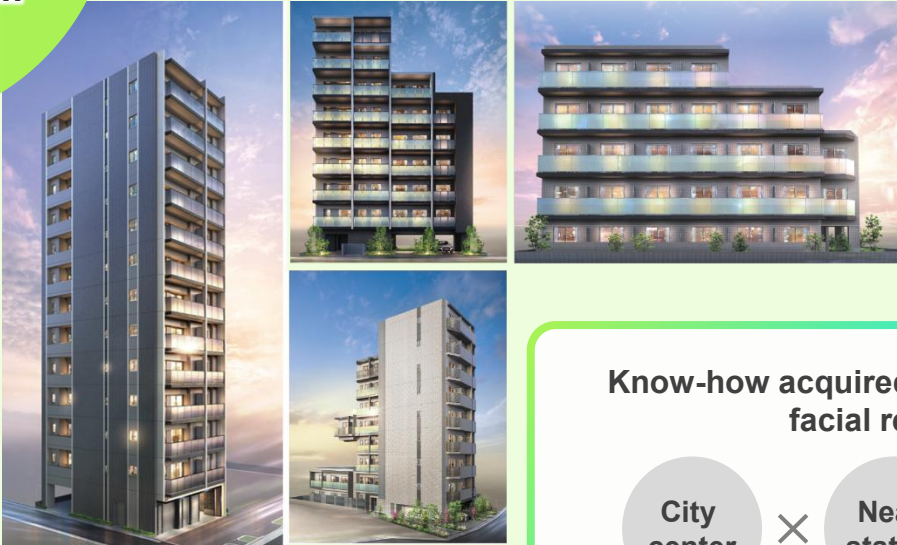
**Rent management
power**



- 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.

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

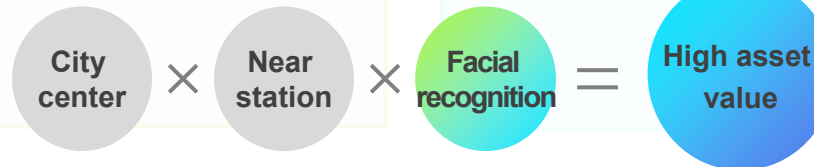
New condominiums for investment 20-25m²



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%



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 from other companies.



セゾンポイント



ハピタス



モッピー



WILLs



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

Number of
DX Real Estate Members

187,802 persons
(YoY: +6,121)

Asset formation survey results and support campaign

Summary of release

With the vision of “Creating a society where real estate ownership is the norm,” Property Agent, Inc. supports couples in forming their assets.

A nationwide survey of 534 married people was conducted on the topic of “asset formation and marital relationships.”

■Survey results summary

- It has been revealed that **approximately 90% of married couples** are **worried about** their future lives and finances.
- **Nearly 40% of couples** responded they don't have enough **discussions** about asset formation.
- **Approximately 95%** of couples who communicate with each other responded that **they feel it has a positive impact on their relationship**.
- The top reason for not being able to talk is “**Being busy**” and “**Lack of knowledge**”
- **More than 70%** responded that **I'd like to talk if there's an opportunity**.

Detailed survey results:

<https://ssl4.eir-parts.net/doc/5535/tdnet/2705926/00.pdf>



Good couple's day commemoration campaign to support “building asset together”

Valid until November 30th (Sun) 2025

Married person participating alone: Receive a gift certificate worth 50,000 yen

Married couples/Couples: Receive a gift certificate worth 61,220 yen

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

DX Promotion
Business

DX Real Estate
Business

Q. Is facial recognition more convenient than conventional keys?



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)



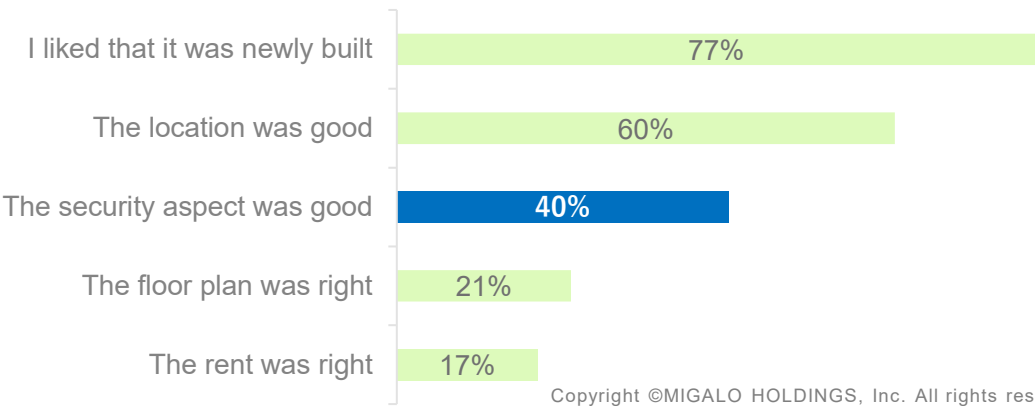
Q. Do you want facial recognition at the next property you live in?



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



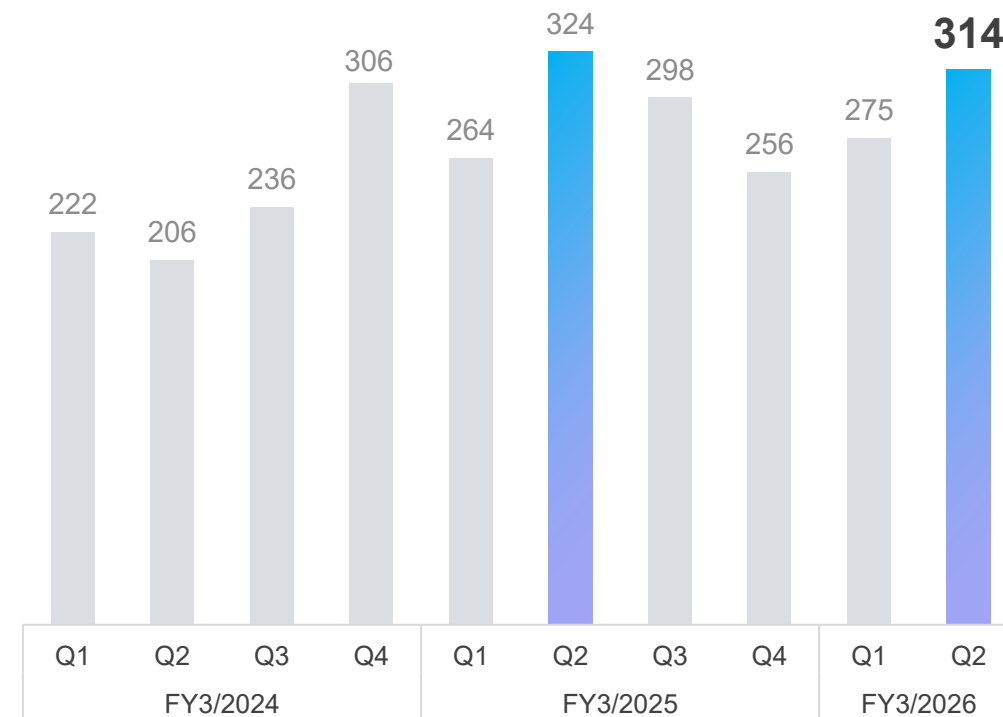
DX Real Estate members

(Persons)



Trend in the number of sales contracts

(Contracts)



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

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

6. News

Condominiums x facial recognition

Summary of release

DXYZ's FreeiD to be implemented into newly built condominium building “The Parkhouse Monzennakacho”

Facility reserve service FreeiD Reserve also usable in this condominium, which features facial recognition in all units

- Built in a great location in the city, the Parkhouse Monzennakacho is a new 13-floor condominium property located in Koto City, Tokyo that is expected to be completed in 2027. It is part of Mitsubishi Estate Residence's condominium brand “The Parkhouse,” which aims for both a convenient and high-quality residential environment.
- This service will be implemented in the main entrance, secondary entrances, bicycle parking entrance, shared delivery boxes, trash disposal area, and other shared facilities, as well as in the entrance of each unit
- The facility reservation service FreeiD Reserve will also be implemented, enabling reservations of shared facilities, such as co-working spaces, through facial recognition

[The Parkhouse Monzennakacho property overview]

Address: 16-1 (parcel number), 1-chome, Saga, Koto City, Tokyo
Access: 8-minute walk from Monzen-nakacho Station, Tokyo Metro Tozai Line
8-minute walk from Monzennakacho Station, Toei Oedo Line
9-minute walk from Suitengumae Station, Tokyo Metro Hanzomon Line,
Number of Units: 23

Number of units: 240
Layouts: 1DK-4LDK
Period of completion: Early November 2027 (planned)
Period of tenancy start: Late January, 2028 (planned)
Property website: <https://www.mecsumai.com/tph-monnaka>



▲ The Parkhouse Monzennakacho exterior



▲ The Parkhouse Monzennakacho lounge

Condominiums x facial recognition



Summary of release

DXYZ's new service "FreeiD Condominium Plus" was introduced to central comprehensive development condominium for the first time in Saitama Prefecture

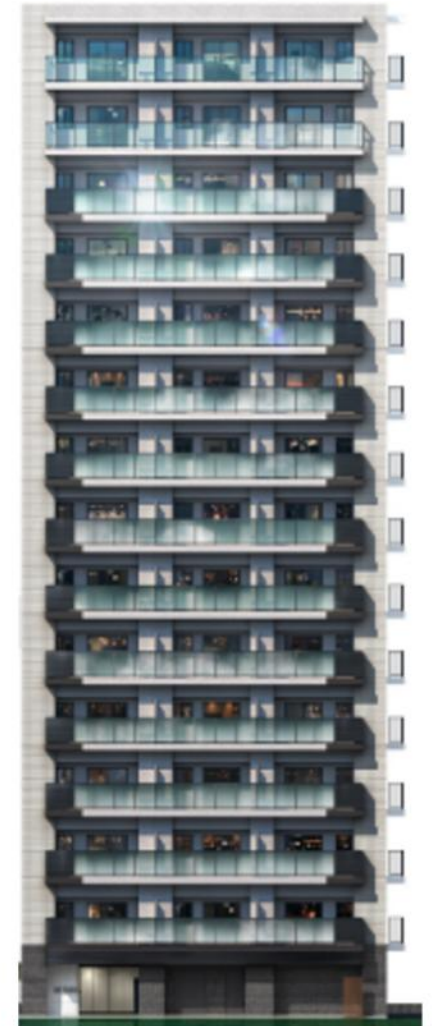
Tenant can safely register and switch facial recognition without intervention from management company.

- Clare Homes Kawaguchi Shiyakusho-Mae Dori, which will implement FreeiD Condominium Plus, is located in a convenient and comfortable spot within the range of commercial facilities, government agencies, and lush parks
- The FreeiD facial recognition platform has been implemented in a total of five locations at this property. After registering your family, if a child passes the entrance hall with facial recognition, the log appears in the app, alerting the parents of their child's return home.
- It is also possible to temporarily lend a key through the app to friends or family who live separately on a one-time basis in case of urgent illness or shopping. Then, the family members who do not possess the physical key can enter or exit through facial recognition.

[Clare Homes Kawaguchi Shiyakusho-Mae Dori property overview]

Address: 142-1 (parcel number), 1-chome, Nakaaoki, Kawaguchi City, Saitama prefecture
Access: 10-minute walk from East Entrance of Kawaguchi Station, JR Keihin-Tohoku Line
Structure and Size: Reinforced concrete structure, 15 floors above ground

Number of units: 42
Layouts: 2LDK-3LDK
Period of completion: November 2025 (planned)
Period of tenancy start: December 2025 (planned)



Condominiums x facial recognition

Summary of release



DXYZ's FreeiD standard adopted for all condominiums to be provided by Sense Trust

First all facial recognition condominium standard adopted in Kansai area

- Condominiums operated by Sense Trust are high-quality single-building investment properties that provide spaces with new value and appeal. They are built on land with rigorous requirements with consideration of future lifestyles and a precise understanding of market movements
- Currently, there are plans to implement FreeiD into two properties, The Sense Residence Shin Fukae and The Sense Residence Konan Yamate, which will become "All Facial Recognition Condominiums®"
- Sense Trust and DXYZ will proceed with providing high-quality condominiums that respond to various customer needs through future enhancements that utilize FreeiD

Comments

Implementing this facial recognition system is expected to not only strengthen security, but also enhance the convenience of tenant's lives as well as improve property asset values. A key factor in this implementation was that all facial recognition condominiums are not very common in the Kansai area, so this feature would differentiate these condominiums from others. Therefore, Sense Trust decided on a plan to implement this system into all future condominiums as well. In the future, Sense Trust will continue to carefully select and develop on land that is expected to have demand so that it can deliver an unrivaled emotional experience to society through its high-quality condominiums that respond to customer needs by implementing various services through FreeiD.

Sense Trust Inc.
President and Representative Director: Koji Imanaka

Office x facial recognition

Summary of release

DXYZ's FreeiD implemented in Mitamachi Terrace

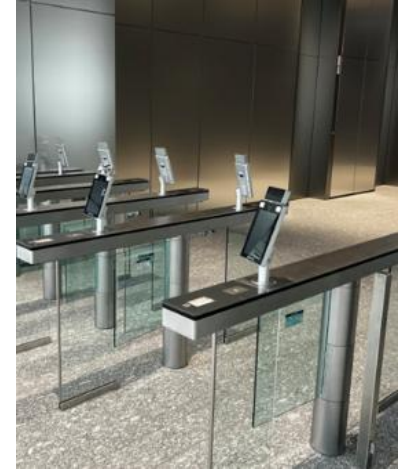
First implementation as standard equipment for large-scale office buildings

- The headquarters and workplaces of Chuo-Nittochi Co., Ltd., which rebuilt and operates Mitamachi Terrace, already have the facial recognition ID platform FreeiD implemented^{*1}, where it has been well-received for its security and convenience features
- This service will now be implemented in Mitamachi Terrace, a cutting-edge office building complex with 20 above-ground floors and three underground floors, which is expected to be completed in August 2025.
- FreeiD will be installed in the security gates of each floor and the automatic door at the parking lot entrance at Mitamachi Terrace

[Mitamachi Terrace property overview]

Address: 34-2 5-chome, Shiba, Minato City, Tokyo
Access: Direct connection to Mita Station, Toei Asakusa Line/Mita Line
2-minute walk from Mita Station, JR Yamanote Line/Keihin-Tohoku Line
Scale: three underground floors, 20 above-ground floors, one floor as tower house

Purpose: Offices, stores, incubation offices, conferences, childcare support facilities, parking lots, etc.
Lot area: Approx. 5,140m²
Floor area: Approx. 55,500m²
Home page:
<https://www.tamachi-station-project.jp/>



▲ Mitamachi Terrace headquarters

^{*1} DXYZ implemented the facial recognition platform "FreeiD" in the headquarters and workplace "NAKANIWA" of Chuo-Nittochi Co., Ltd.
January 29, 2025 release

Local government x facial recognition

Summary of release

DXYZ set to provide testing for “face-only evacuation center intake” in Kameoka City comprehensive disaster training.

Facial recognition reception at evacuation shelters enables accurate and prompt information management.

- Kameoka City and we have attempted various pilot projects since 2022.
- In 2025, We were a participating company in a “business challenge program”^{*1} for entrepreneurs from Kameoka City and people attempting new businesses in Kameoka City to consider and execute business ideas based on the themes of regional issues of Kameoka.
- By implementing this technology in disaster training, it is possible to not only reduce time through facial recognition intake, but also visualize evacuation data in real time using a dashboard and alleviate obstacles that hinder accurate and speedy decision-making during disasters. As such, this technology has been provided for testing to improve the convenience of data management.



[Overview of Kameoka City comprehensive disaster training]

Time: 6:30 a.m. to around noon, Saturday, September 6, 2025

Training details:

• Agency training (6:30 AM to 9:30 AM)

Establish disaster countermeasures headquarters, operations, team damage information reports, and share information with relation parties

• Site training (6:30 AM to 12:00 PM)

Information transmission training, evacuation center opening training, sandbag making training, etc.

• HQ training (9:50 AM to 12:00 PM)

Disaster and rescue training with fire department/self-defense force, etc.

Condominiums x facial recognition

Summary of release

CLEARTH LIFE's first DXYZ FreeiD all facial recognition condominiums® Construction completed for CONCIERIA Megurohoncho THE RESIDENCE

“All facial recognition condominiums®” implementing FreeiD in all private spaces

- CONCIERIA Megurohoncho THE RESIDENCE is one property in the CONCIERIA series, CLEARTH LIFE's city center condominium brand that aims for stable operations and investment quality while providing a convenient and comfortable living space. This new 5-floor property located in Meguro City, Tokyo was completed in August 2025.
- This property will feature “All facial recognition condominiums®” implementing FreeiD in not only entrance but each private space.

[CONCIERIA Megurohoncho THE RESIDENCE property overview]

Address: 24-1 4-chome, Megurohoncho, Meguro City, Tokyo
Access: 14-minute walk from Musashi-koyama Station, Tokyu Meguro Line
16-minute walk from Gakugei Daigaku Station, Tokyu Toyoko Line
1-minute walk from Tokyu Bus' Gekkohara Shogakkomae bus stop

Number of units: 23
Layout: 1K, 1DK, 1LDK, 2LDK
Completed: August 2025
Period of tenancy start: Late September, 2025



Condominiums x facial recognition

Summary of release

It is decided DXYZ FreeiD adopted as standard feature of all future condominiums provided by Broad Japan

FreeiD standard adopted in shared spaces for the first time in Kansai area

- The Broad Residence Series, Broad Japan's own brand condominiums, are high-quality, compact condominiums built on carefully selected land using plans thoroughly considered from various perspectives.
- Currently, there are plans to implement FreeiD in four properties: Broad Fukaehonmachi Residence, Broad Tsukamoto II Residence, Broad Hannancho Residence, Broad Hattori Nishimachi Residence.
- Broad Hannancho Residence will be the first "All facial recognition condominium" for Broad Japan.

[Broad Japan, Inc overview]

Address: 13 floor, Midosuji St. MTR Building, 3-6-3, Awajimachi, Chuo Ward, Osaka
Representative: Tokihiro Nakano, Representative Director
Businesses: Real estate business, management consulting business, general affairs/accounting outsourcing business
Company Homepage: <https://www.broad-japan.com/>



Office x facial recognition

Summary of release

DXYZ and Shin-Idemitsu group company, Idex Business Service enter into sales store agreement

Realizing an “evolution of workstyles” that ensures both convenience and security by implementing technology in offices

- Idex Business Service, a group company of Shin-Idemitsu supports the “evolution of workstyles” through office environments, such as office renovation and ICT support. They operate multiple businesses that provide one-stop next generation workstyle solutions.
- After implementing FreeiD in Lexington Square Shirokane in 2024*1, also implementing the system in the headquarters of IDEX BUSINESS SERVICE in 2025.
- This system was well received in the office for the speed and accuracy of facial recognition, as well as the ability to link with various formats of facial recognition AI engines/devices just by registering one’s face one time. This experience led the companies to entering a store agreement.



▲ IDEX BUSINESS SERVICE Co.,LTD headquarters

[IDEX BUSINESS SERVICE CO.,LTD company overview]

Representative: Nariyuki Takuma, Representative Director

Headquarters: 2nd floor, Random Square, 6-18, Tenyamachi, Hakata Ward, Fukuoka City, Fukuoka prefecture

Businesses: Office design/construction, office furniture sales, office transfer, office supply sales, office administration transformation support, HR placement, HR staffing, education services, lease business, shared services for Idex Group

Company home page: <https://idex-f.co.jp/>

Condominiums x facial recognition

Summary of release

Launch of new service FreeiD Condominium Plus using DXYZ's FreeiD

Realizing smooth facial recognition service with a hardware token

- When a tenant uses the FreeiD app and registers for facial recognition, the system employs a mechanism that confirms hardware token ownership, allowing accurate determination of whether a user is genuinely eligible for registration. This function allows the implementation and switching of facial recognition registrations without intervention from entities such as management companies or similar entities.
- This eliminates the trouble of updating facial recognition information through a management company (deletion, new registration) when selling or moving, creating a more convenient and secure service.
- This service adopts the technology of Passlogy Co., Ltd., which performs technology R&D that contributes to constructing sustainable data security infrastructure and the Thales Group (Thales DIS Japan Co., Ltd.), a global company operating businesses in the space and aviation, defense, and security fields.



▲ Example case of adopted hardware token



Passlogy Co., Ltd. develops multi-faceted authentication solutions that provide support in solving various issues with authentication that companies face. FreeiD Condominium Plus uses hardware token and one-time password mechanisms.



Thales Group (Thales DIS Japan Co., Ltd) is a leading global technology and security provider. Global-level digital ID/security technology OTP token (OTP111) will also be implemented into FreeiD Condominium Plus.

Condominiums x facial recognition

Summary of release

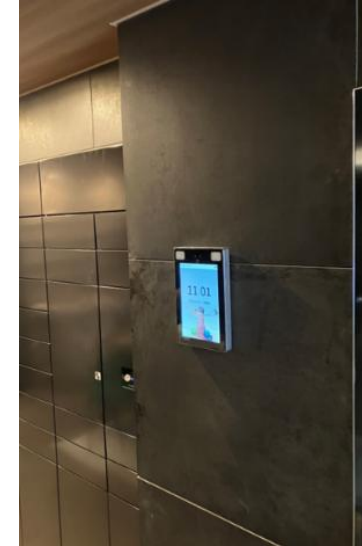
DXYZ's FreeiD implemented in Comforia Liv Higashi Nakano

First all facial recognition condominium® in Tokyu land corporation rental residence

- Tokyu land corporation rental residence 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.
- Following the implementation in a property completed in March 2025, the Comforia Liv Higashi Nakano will be the second property featuring this service. Completed in June 2025, this newly constructed rental property has three above-ground floors and one underground floor.
- Implemented in entrance, delivery boxes, private entrances, etc.



▲ Entrance



▲ Delivery box



▲ Private entrance

[Comforia Liv Higashi Nakano property overview]

Address: 24-2, 1-chome, Kamitakada, Nakano City
Access: 9-minute walk from Higashi-Nakano Station, JR ChuoSobu Line, 9-minute walk from Ochiai Station, Tokyo Metro Tozai Line
Structure/Size: Reinforced concrete structure, three floors above ground, one floor underground
Number of units: 35
Completed: June 2025
Layout: 2K, 1DK, 1LDK, 2DK
Period of tenancy start: Late July, 2025

Condominiums x facial recognition

Summary of release

For the first time in Japan*¹, DXYZ's new service FreeiD Condominium Plus is implemented in Verse Cracia IDZ Tama Plaza

Tenant can safely register and switch facial recognition without intervention from management company.

- The Verse Cracia IDZ Series operated by Property Agent features “all facial recognition condominium” that doesn’t require a single key
- FreeiD is implemented in entrances, delivery boxes, elevators, and each home.
- It is also possible to temporarily lend a key through the app to friends or family who live separately on a one-time basis in case of urgent illness or shopping. Then, the family members who do not possess the physical key can enter or exit through facial recognition.

[Verse Cracia IDZ Tama Plaza property overview]

Address: 3-8 (parcel number), 3-chome, Shinishikawa, Aoba Ward, Yokohama City, Kanagawa prefecture

4-minute walk from Tama-Plaza Station, Tokyu Den-en-toshi Line

Structure/Size: Reinforced concrete structure, seven floors above ground, one floor underground

Number of units: 28

Layout: 1LDK

Completed: September 2025 (planned)

Tenancy start: September 2025 (planned)



▲ Verse Cracia IDZ Tama Plaza exterior

*Completed property image graphic may differ from the actual building as it was created based on plans in the design stage.

Condominiums x facial recognition

Summary of release

DXYZ's FreeiD implemented in Season Flats Watanabe Street

Saison Realty's first property with facial recognition

- Season Flats, operated by Saison Realty, is an urban rental residence brand based on the theme of “living while enjoying a high-quality and comfortable everyday along with the change of the seasons.”
- Season Flats provides a high-quality, functional, and comfortable living space and a hotel-like shared design in the center of the Tokyo Metropolitan Area and other major cities (Sendai, Nagoya, Osaka, Fukuoka).
- Implemented in entrances and service entrances.



▲ 外観



▲ エントランス



▲ 通用口

[Season Flats Watanabe Street property overview]

Address: 15-12, 2-chome, Kiyokawa, Chuo Ward, Fukuoka City, Fukuoka prefecture
Access: 11-minute walk from Watanabe-dori Station, Fukuoka City Nanakuma Line
14-minute walk from Nishitetsu Hirao Station, Nishitetsu Tenjin-Omuta Line
Number of units: 40
Date of completion: September 30, 2025

Condominiums x facial recognition

Summary of release

It is decided that DXYZ's FreeiD adopted as standard feature of future condominiums provided by MIZUNO HOME

MIZUNO Home's first all facial recognition condominium

- MIZUNO HOME is developing the "CERES" series of community-based new apartment buildings, mainly in Nagoya City, based on the concept of "a safe and relaxing daily life for everyone."
- "Ceres Dome-mae" and "Ceres Daimon" will be "All facial recognition condominium®" installed FreeiD in not only entrance but some private spaces.
- It is evaluated cutting-edge facial recognition technology is expected to ensure security, improve convenience in daily life, and significantly reduce administrative work.

[Ceres Domemae property overview]

Address: 2-1-9 Yada Minami, Higashi Ward, Nagoya City, Aichi Prefecture
Access: 11-minute walk from Nagoya Dome-mae Yada Station on the Nagoya Municipal Subway Meijo Line
Number of units: 27
Completed: January 2025

Comments

In order to ensure the safety, security, and comfort of our residents, we have decided to install the facial recognition system FreeiD as standard equipment.

By establishing contactless and smooth daily life infrastructure, such as facial recognition for entering and exiting the building and the use of delivery box, we will provide an unprecedented next-generation condominium lifestyle.

We will continue to take on the challenge of being a company that creates "apartments that residents can be proud of."

MIZUNO HOME CO., Ltd.

Yoshio Mizuno, President and Representative Director

[Ceres Daimon property overview]

Address: 15 Omoncho, Nakamura Ward, Nagoya City, Aichi Prefecture
Access: 8-minute walk from Nakamura Nisseki Station on the Nagoya Municipal Subway the Higashiyama Line
Number of units: 70
Completed: February 2026 (planned)

[Ceres Nakamura Park Front property overview]

Address: 6-24 Nakamura-cho, Nakamura Ward, Nagoya City, Aichi Prefecture
Access: 7-minute walk from Nakamura Koen Station on the Higashiyama Line of the Nagoya Municipal Subway
Number of units: 18
Completed: March 2026 (planned)

Condominiums x facial recognition

Summary of release

DXYZ's FreeiD implemented in Tokyu Land Corporation's Comforia Liv Yokohama Hiranuma

Third fully facial-recognition-based condominium® in Tokyu land corporation rental residence

- Tokyu land corporation rental residence 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.
- Following the implementation in a property completed in March 2025, the third property featuring this service, Comforia Liv Yokohama Hiranuma, is a 10-story newly built rental property completed in September 2025, located in an area where the convenience of being within walking distance of Yokohama Station coexists with a calm residential environment.
- Implemented in entrance, delivery boxes, shared areas, and private spaces



▲ エントランス



▲ 宅配ボックス



▲ エレベーター

[Comforia Liv Yokohama Hiranuma property overview]

Address: 1-8-16 Hiranuma, Nishi Ward, Yokohama City, Kanagawa Prefecture
Access: 10-minute walk from Yokohama Station, JR Shonan-Shinjuku Line, 5-minute walk from Takashimacho Station, Yokohama Blue Line
Number of units: 46
Completed: July 2025
Property website: https://www.comforia.jp/resi_liv/yokohamahiranuma/

Site renewal

Summary of release

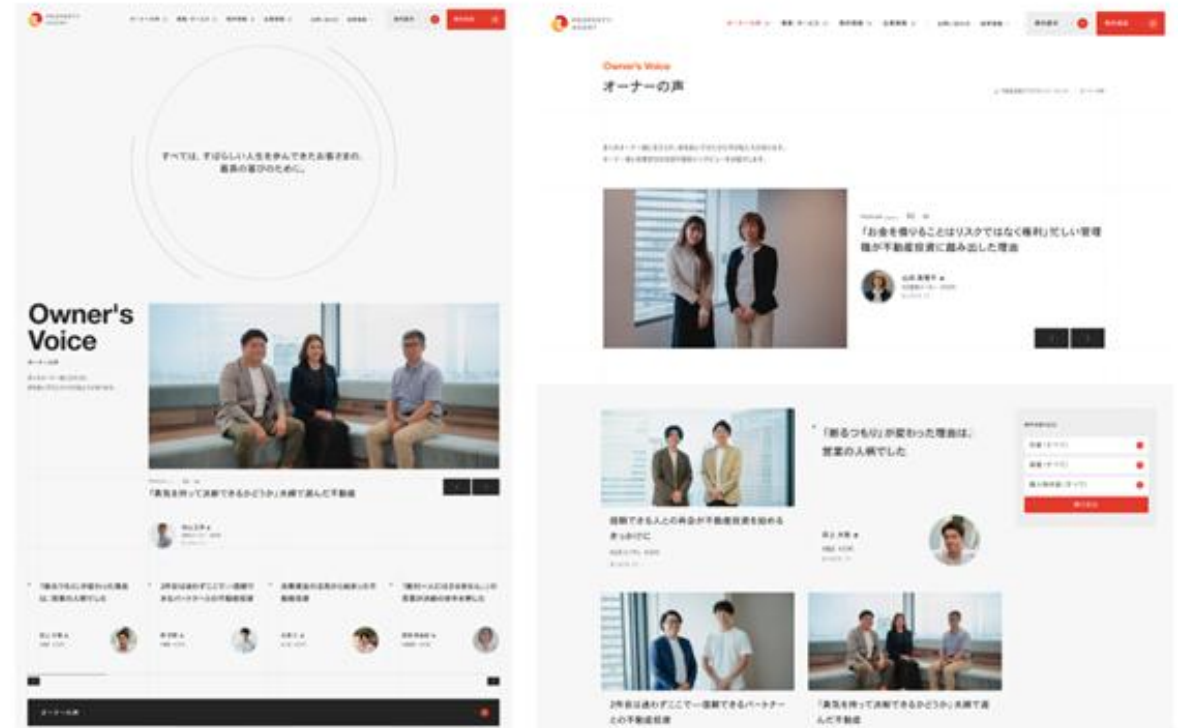
Property Agent completely renews corporate site

Creates a site with a customer-oriented and craftsmanship feel

- Concept is returning to a “craftsmanship” mindset developed as a developer
- By realistically expressing the asset formation process and exchanges with sales managers, evolve into content that makes visitors “feel the real estate investment is close to them”
- Including a page to express our focus on “crafting” and development background, this site structure allows visitors to feel the brand story fully, rather than simply seeing property introductions

Home page:

<https://www.propertyagent.co.jp/>



▲ In addition to published interviews, introduce real conversation-type interviews with sales managers

Disclaimer regarding forward-looking statements

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These statements are based on current expectations, forecasts and assumptions that are subject to risks and uncertainties that could cause actual outcomes and results to differ materially from these statements.

Risks and uncertainties include general industry and market conditions, and general domestic and international economic conditions such as interest rate and currency exchange fluctuations.

We assume no obligation to update or revise forward-looking statements included in this presentation material to reflect new information and events in the future.