Financial Results for Q2 Fiscal Year Ending March 31, 2027

MIGALO HOLDINGS Inc.

Securities Code: 5535

November 9, 2026

President and Representative Director: Sei Nakanishi

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1. Company Profile

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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
Employees	632 (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 / 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.

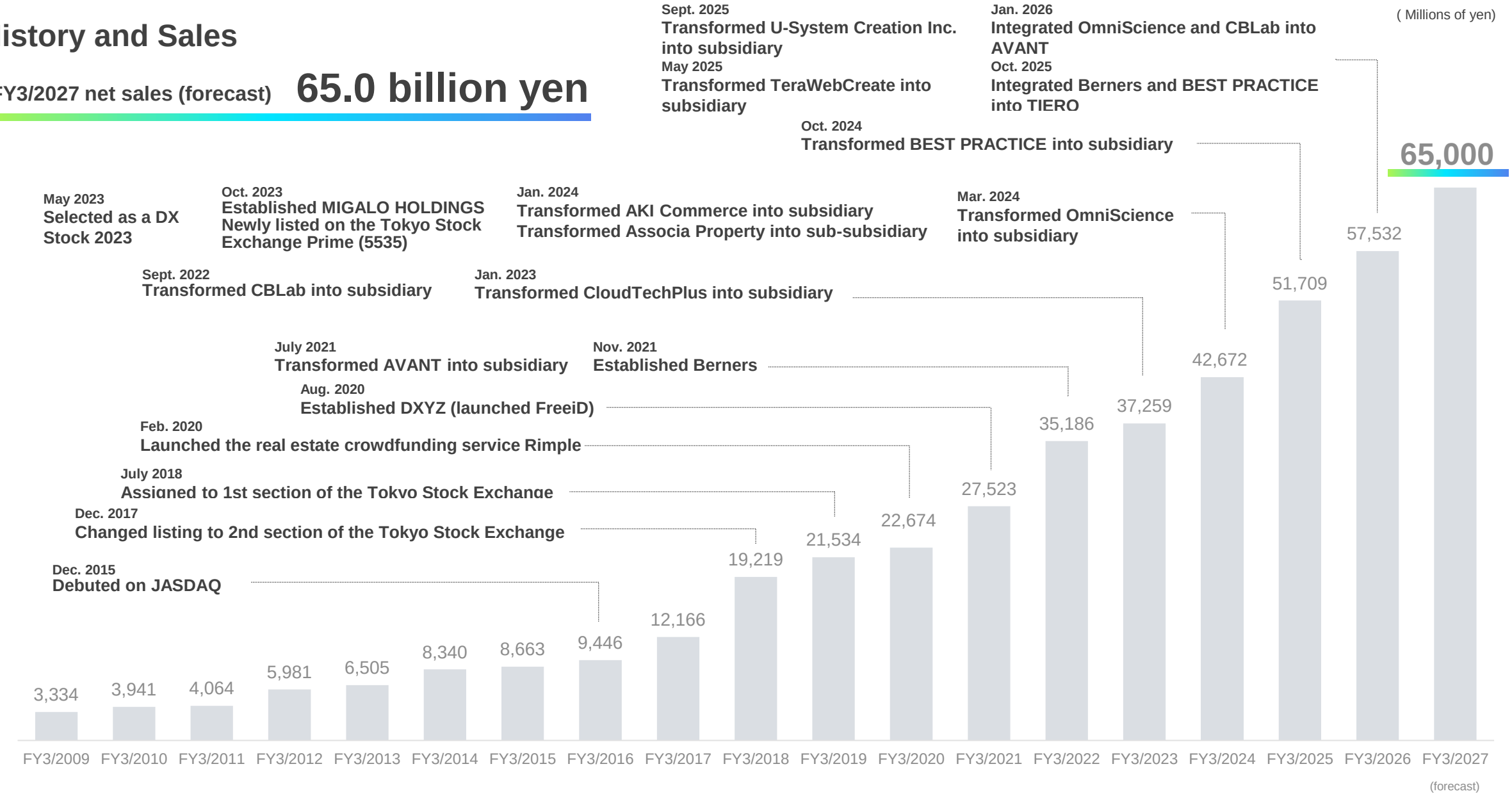
(As of September 30, 2026)

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History and Sales

FY3/2027 net sales (forecast) **65.0 billion yen**

(Millions of yen)



*The figures up to Q2 of the fiscal year ended March 31, 2024 are the results of Property Agent, Inc. which has been delisted.

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2. FY3/2027 Q2 Consolidated Results Summary

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FY3/2027 Q2 Earnings Highlights (1)

Net sales

26,970 million yen

(YoY -9.0%)

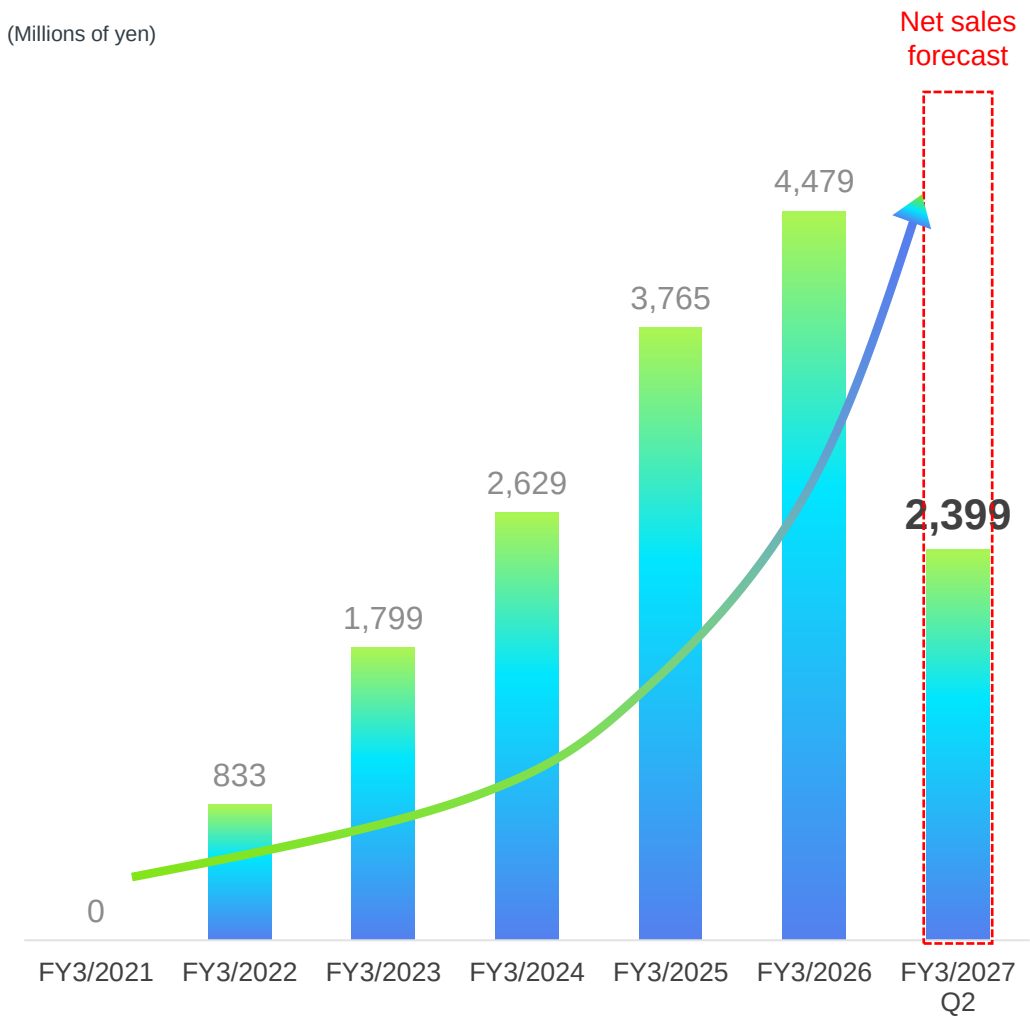
Operating profit

1,492 million yen

(YoY -29.2%)

- In the DX Promotion Business, deployments of facial recognition solutions increased, and last year's M&A led to an increase in active projects in the Digital Integration Business. However, whole-building sales to corporate clients in the DX Real Estate Business are scheduled for the second half of the current fiscal year, whereas such sales took place in the first half of the previous fiscal year. As a result, overall net sales decreased 9.0% YoY.
- Operating profit decreased 29.2% YoY. Although the DX Promotion Business remained profitable following Q1, the timing of property sales and deliveries in the DX Real Estate Business and an increase in fixed costs (such as personnel expansion and advertising expenses) to support sustainable future growth reduced profit.

DX Promotion Business net sales



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FY3/2027 Q2 Earnings Highlights (2)

- The number of condominium buildings with FreeiD exceeded 400 buildings, a **significant increase of 198 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

195,171 persons

(YoY: +7,369 persons)

Number of real estate units sold

669 units

(YoY: -106 units)

Number of condominium buildings with FreeiD

462 buildings

(+198 buildings)

Units for rent under management

7,635 units

(YoY: +743 units)

Number of buildings under management

6,380 units

(YoY: +579 units)

Number of active DI projects(1)

469 projects

(YoY: +162 projects)

* As of September 30, 2026
(1) The number of active DI projects refers to the number of active DX-supported projects in the DX Promotion Business.

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FY3/2027 Q2 Consolidated Statement of Income

- Net sales decreased 9.0% YoY despite strong performance in the DX Promotion Business. This reflected the timing of whole-building sales to corporate clients in the DX Real Estate Business. Such sales are scheduled for the second half of the current fiscal year, whereas they took place in the first half of the previous fiscal year.
- Profits at all levels decreased. Although the DX Promotion Business has remained profitable since Q1, profits were affected by lower net sales in the DX Real Estate Business, investment in personnel expansion and other measures to strengthen the foundation for future growth, and factors such as higher costs due to rising interest rates.

(Millions of yen)	FY3/2026 Q2	FY3/2027 Q2	YoY	YoY (%)
Net sales	29,650	**26,970**	-2,679	-9.0%
Operating profit	2,106	**1,492**	-614	-29.2%
Ordinary profit	1,749	**1,040**	-708	-40.5%
Profit attributable to owners of parent	1,131	**696**	-434	-38.4%

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FY3/2027 Q2 Results by Segment

- Net sales and profit increased significantly in the DX Promotion Business due to increases in FreeiD deployments and new orders for DX support, driven in part by M&A.
  As of Q2, operating profit reached 66% of the previous fiscal year's full-year figure, and the business remained profitable.
- The DX Real Estate Business posted lower net sales and profit because ¥3.3 billion in whole-building sales to corporate clients recorded in the first half of the previous fiscal year are scheduled for the second half of the current fiscal year.

(Millions of yen)	FY3/2026 Q2	FY3/2027 Q2	YoY	YoY (%)
Net sales	29,650	**26,970**	-2,679	-9.0%
DX Promotion Business	1,737	**2,399**	+662	+38.1%
DX Real Estate Business	27,979	**24,675**	-3,304	-11.8%
Adjustments	-66	**-104**	-37	-
Operating profit	2,106	**1,492**	-614	-29.2%
DX Promotion Business	-83	**241**	+325	-
DX Real Estate Business	2,755	**1,945**	-809	-29.4%
Adjustments	-564	**-695**	-130	-

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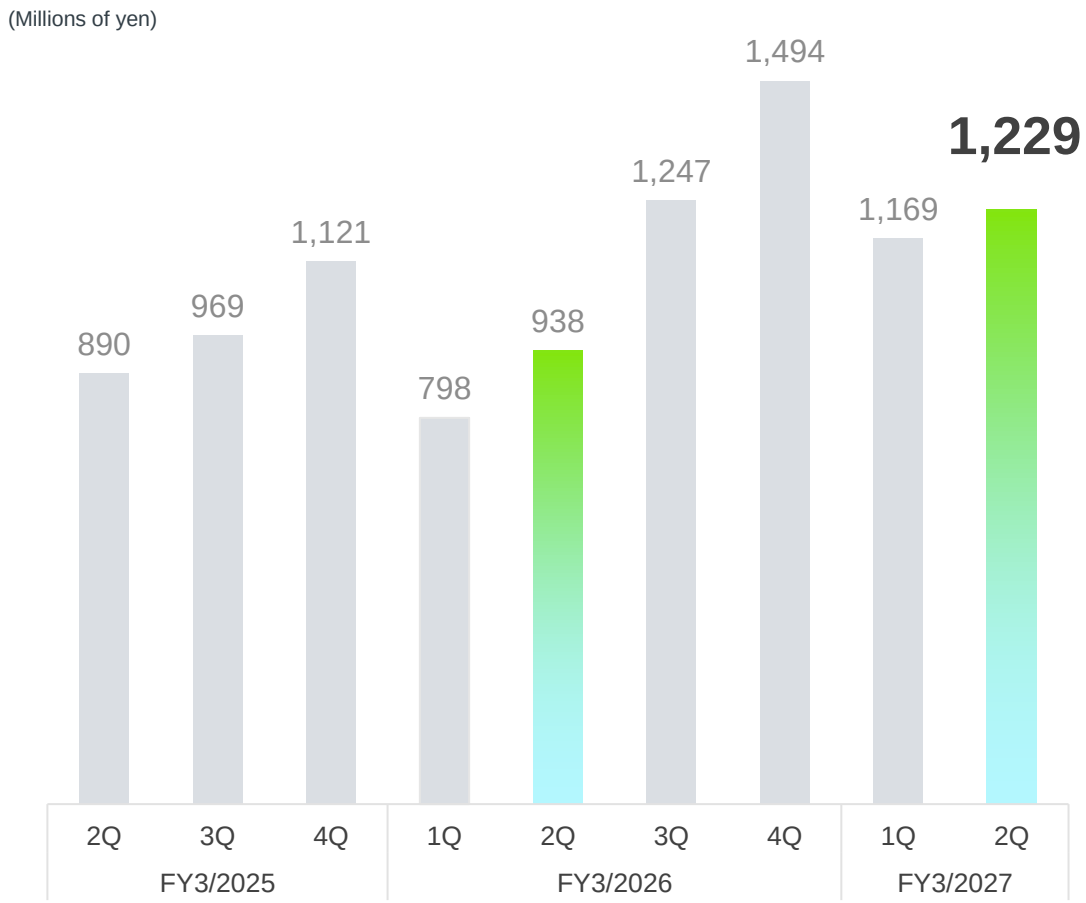
DX Promotion Business

- Q2 results increased significantly due in part to the rise in deployments of the facial recognition ID platform “FreeiD” and the impact of M&A.
  Although the business remains in the investment phase, monetization is progressing steadily, and it has remained profitable since the beginning of the fiscal year, with net sales and profit increasing significantly.
  Operating profit reached 66% of the previous fiscal year’s full-year figure

DX Promotion Business segment total

(Millions of yen)	FY3/2026 Q2	FY3/2027 Q2	YoY	YoY (%)
Net sales	1,737	**2,399**	+662	+38.1%
Segment profit	-83	**241**	+325	-

DX Promotion Business quarterly net sales



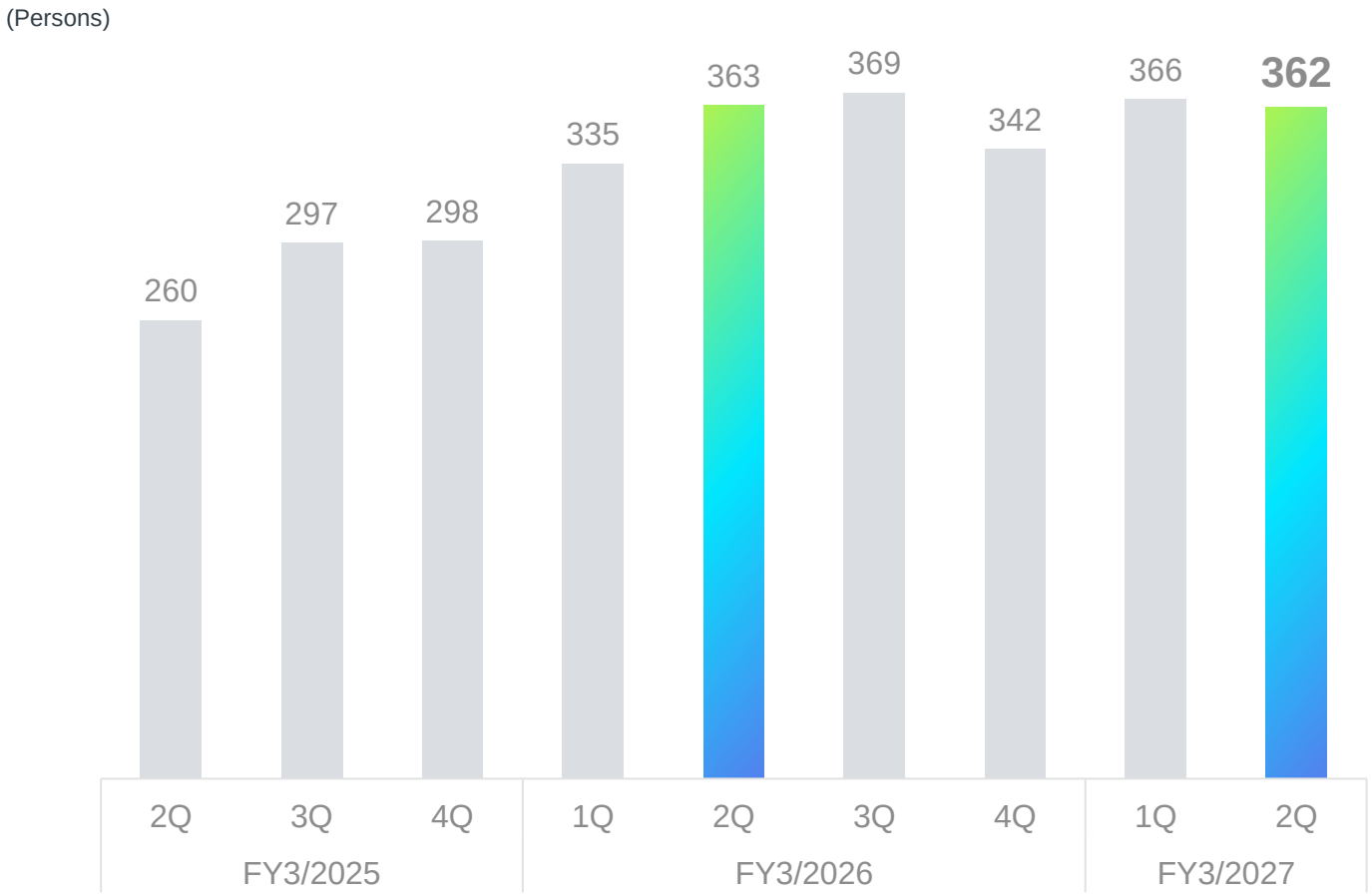
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IT Personnel Supporting DX

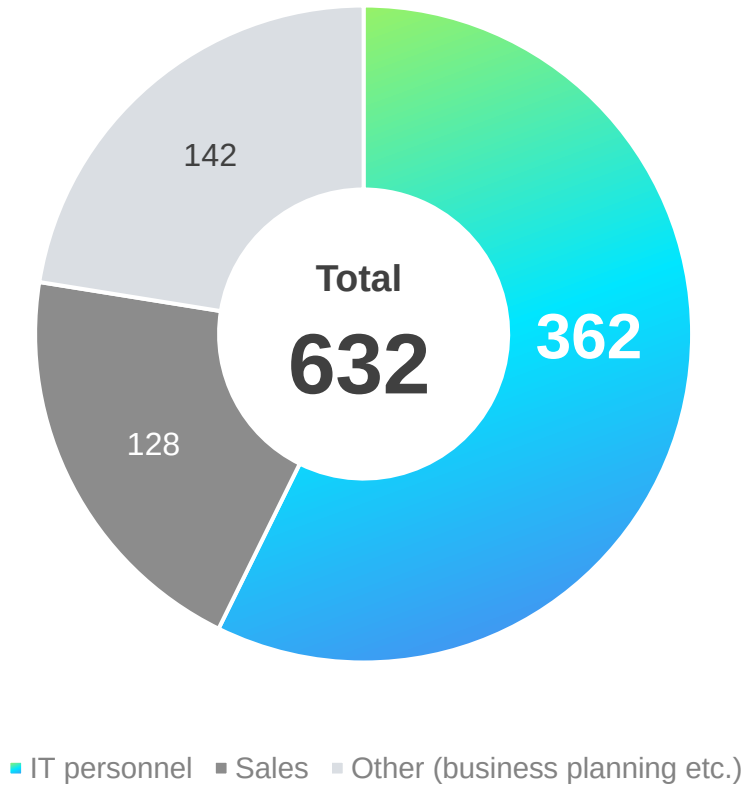
DX Promotion Business

- By harnessing AI-driven development and sharing the Group’s skills, know-how, and track record across group companies, we respond to projects efficiently and enhance productivity per employee.

Number of IT personnel to support DX



Group-wide job composition



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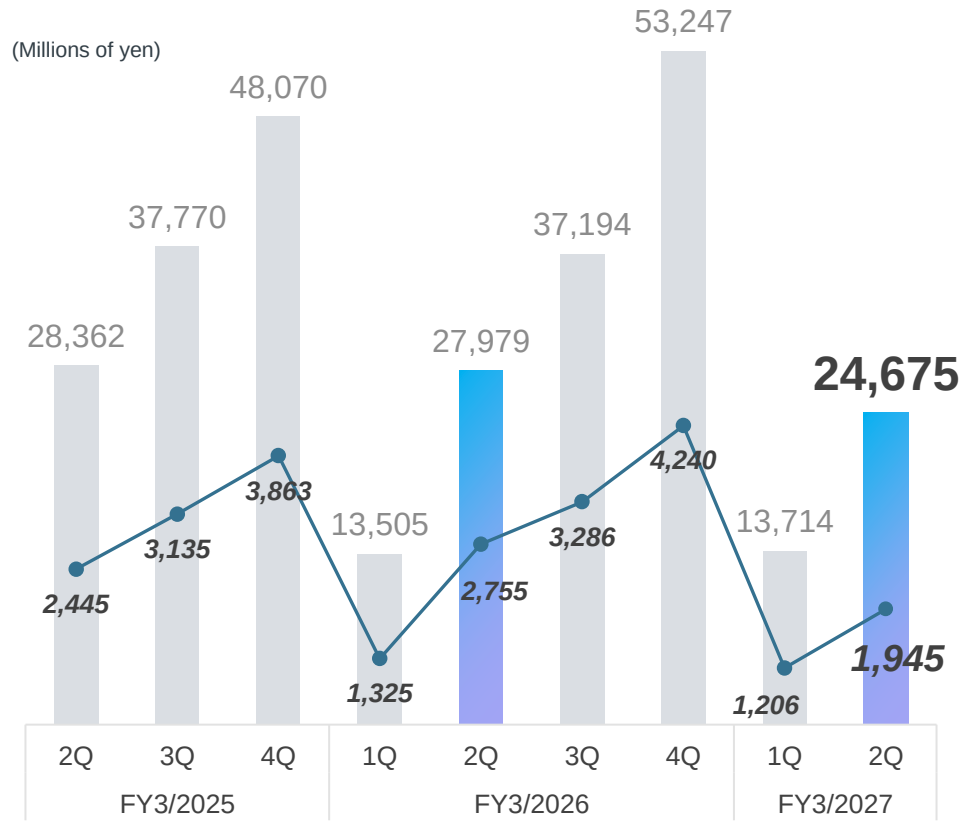
DX Real Estate Business

- Sales of entire buildings to corporate customers are scheduled for the second half of the current fiscal year, compared with sales of 3.3 billion yen in the first half of the previous fiscal year. As a result, net sales and gross profit decreased YoY.
  In addition, selling, general and administrative expenses increased due to personnel expansion and increased advertising to strengthen future sales capabilities.

DX Real Estate Business segment total

(Millions of yen)	FY3/2026 Q2	FY3/2027 Q2	YoY	YoY (%)
Net sales	27,979	**24,675**	-3,304	-11.8%
Segment profit	2,755	**1,945**	-809	-29.4%

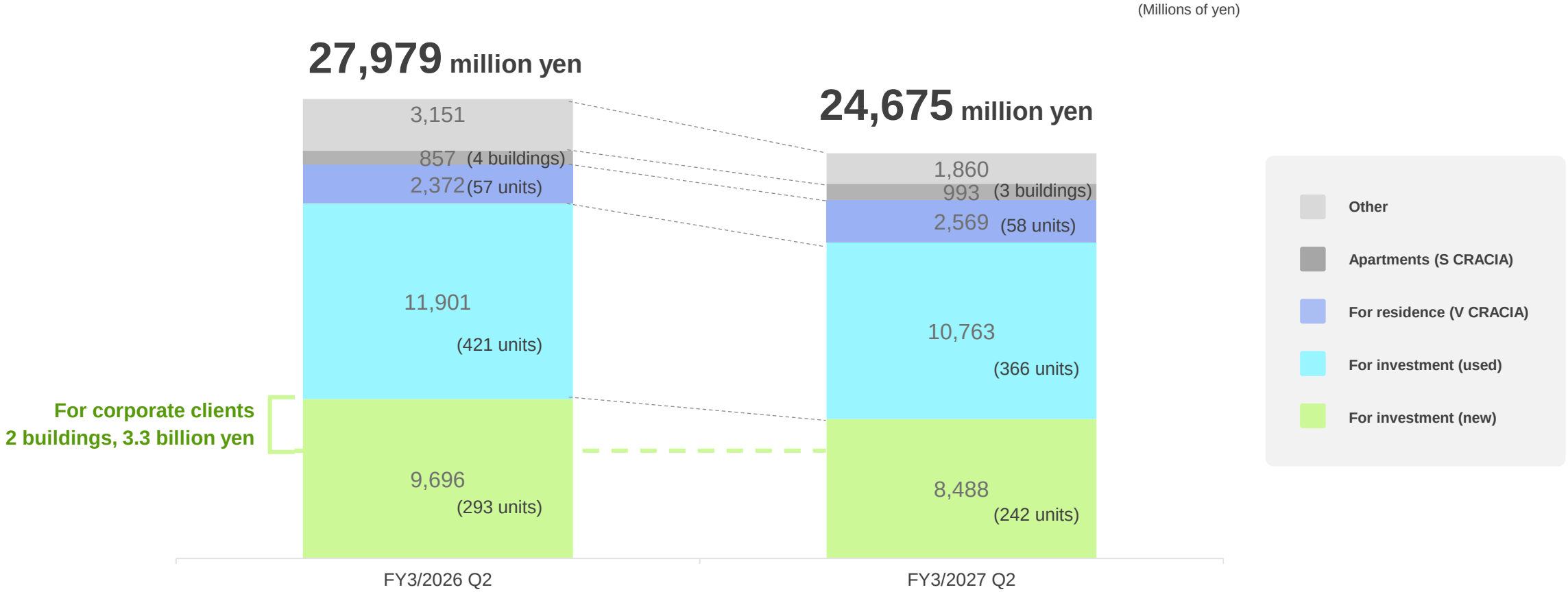
Net sales and segment profit



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DX Real Estate Business Segment Net Sales and Unit Sales

- Sales prices for condominiums for investment remained at high levels against the backdrop of rising rents. Delivery timing was adjusted to secure a certain level of rental income and maximize earnings.
- Sales of residential properties shifted from suburban properties to city-center properties, with sales prices and profit trending upward.
- Rent increases have also spread to apartments, with net sales and gross profit from sales of investment apartments trending upward.



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FY3/2027 Q2 Balance Sheet Highlights

- We secured sales inventory in preparation for increased sales of properties for investment and to secure rental income, taking market trends and other factors into account. As a result, inventories increased.
- Borrowings increased to finance the acquisition of development sites and sales inventory, resulting in higher interest-bearing debt.

(Millions of yen)	FY3/2026	FY3/2027 Q2	Change (amount)	Change (%)
Total assets	57,307	**61,038**	+3,730	+6.5%
Cash and deposits	9,968	**7,514**	-2,453	-24.6%
Inventories	43,209	**48,941**	+5,732	+13.3%
Interest-bearing debt	35,583	**39,552**	+3,968	+11.2%
Net assets	15,357	**15,711**	+353	+2.3%

Management index	FY3/2026	FY3/2027 Q2	Change	Management standard value
ROE	10.9%	-	-	12.0%
Net D/E ratio	1.70x	2.07x	+0.37	up to 2x
Equity ratio	26.3%	25.3%	-1.0%	25%

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FY3/2027 Progress Against the Initial Annual Forecast

- Net sales and profits at all levels remained solid. The DX Promotion Business remained strong while investing for growth, and sales prices in the DX Real Estate Business remained at high levels against the backdrop of rising rents, contributing to earnings.

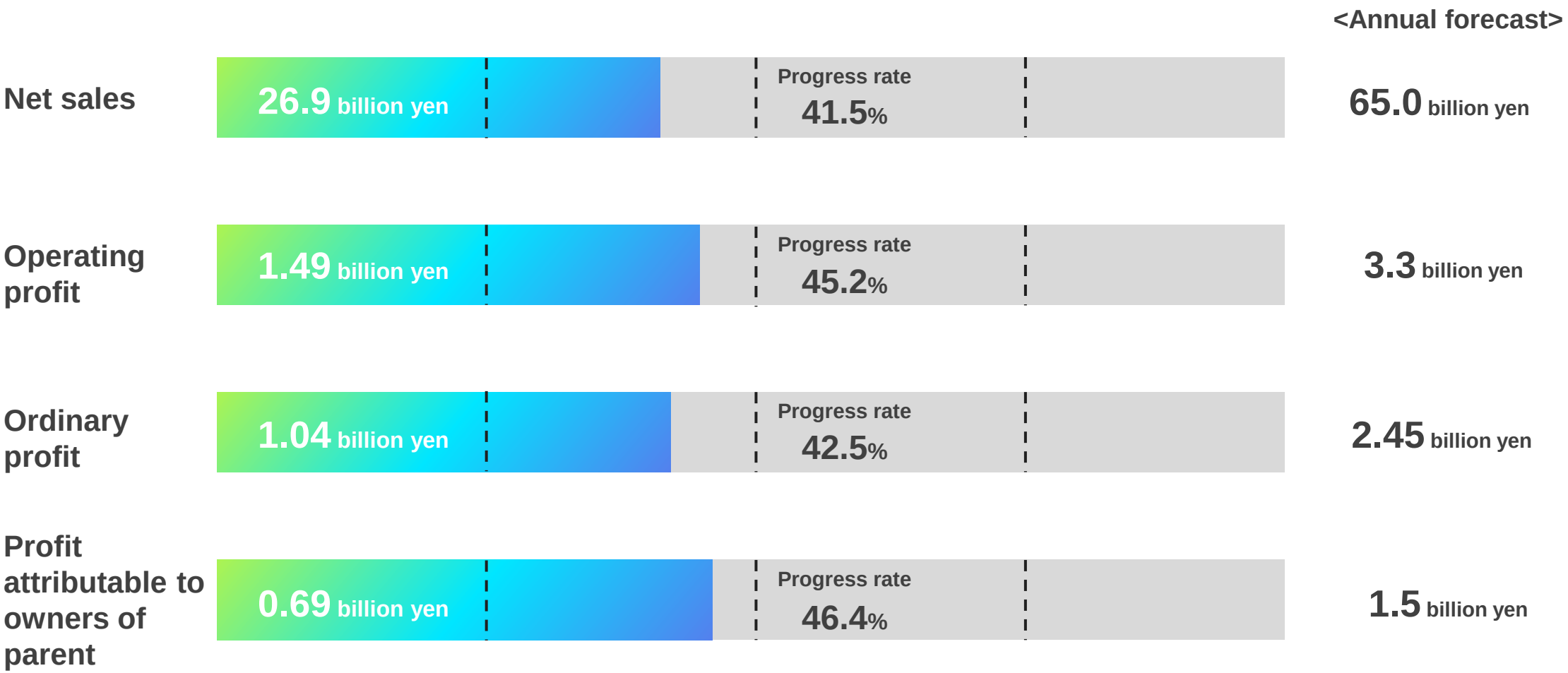
(Millions of yen)	FY3/2027 Forecast	FY3/2027 Q2 Results	Progress rate
Net sales	65,000	**26,970**	41.5%
Operating profit	3,300	**1,492**	45.2%
Ordinary profit	2,450	**1,040**	42.5%
Profit attributable to owners of parent	1,500	**696**	46.4%

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FY3/2027 Progress Against the Initial Annual Forecast

- Net sales and profits at all levels remained solid. The DX Promotion Business remained strong while investing for growth, and sales prices in the DX Real Estate Business remained at high levels against the backdrop of rising rents, contributing to earnings.



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3. FY3/2027 Revision of Earnings Forecast and Dividend

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Rolling Medium-term Targets

Changes in the external business environment have made rapid sales growth a risk to capital efficiency, prompting a shift in focus from sales targets to capital efficiency.

Changes in the external environment for the DX Real Estate Business and BS management

Changes in the external environment

- Rising interest rates
- Soaring construction costs
- Longer construction periods

Risks to earnings growth

- Balance sheet expansion
- Erosion of capital efficiency
- Risk of sales price fluctuations

Medium-term targets and strategies

Focus on capital efficiency

Achieve **ROE of over 13%** in the near term

Shift in capital allocation priorities

High capital efficiency

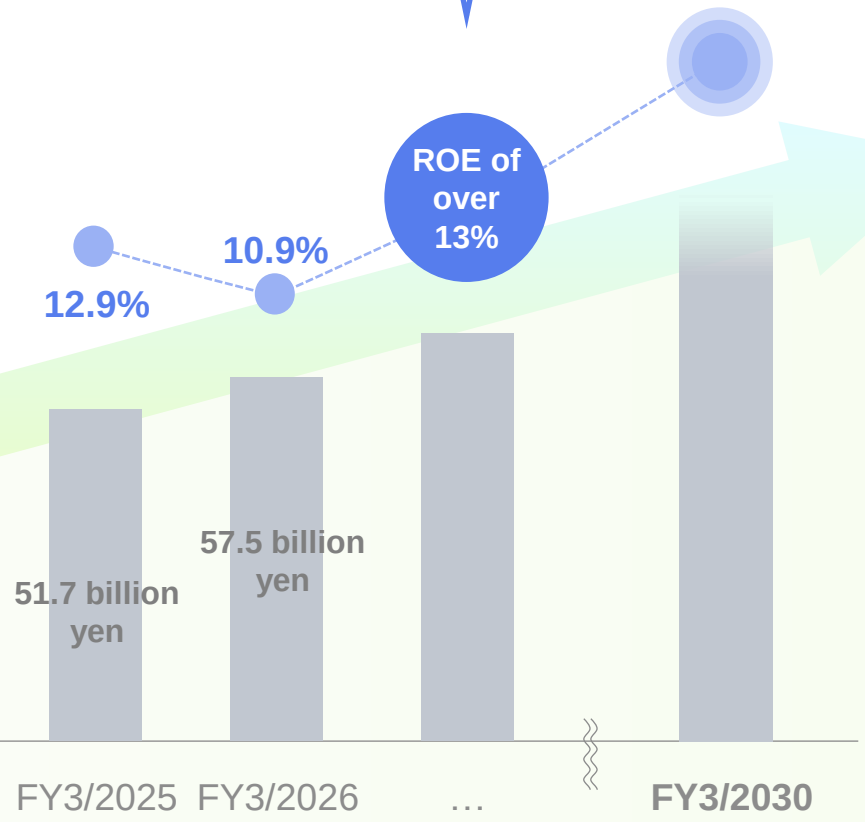
Increase investment in the Facial Recognition ID Business and DI Business

Increase productivity

Strengthen human capital management (Increase productivity)

Returns to Shareholde

Shareholder return policy: Maintain the trend of rising dividends

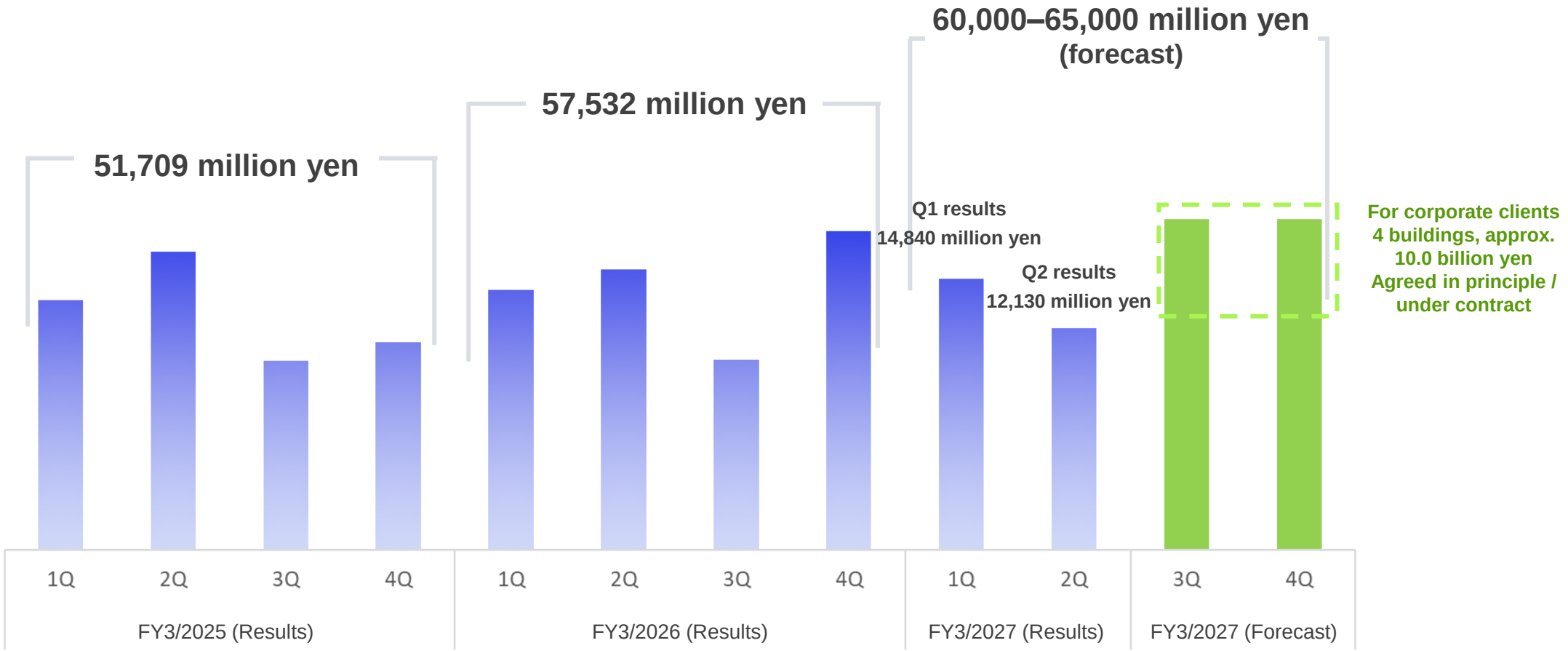


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FY3/2027 Earnings Outlook

- Although all businesses generally progressed steadily, whole-building sales to corporate clients were postponed until Q3 or later, resulting in lower net sales YoY.
- Our full-year delivery expectations, which take sales progress into account, remain unchanged. In line with our continuing policy of maximizing project profits and overall performance, we expect net sales to remain at high levels in Q3 and Q4.



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FY3/2027 Revision of Earnings Forecast

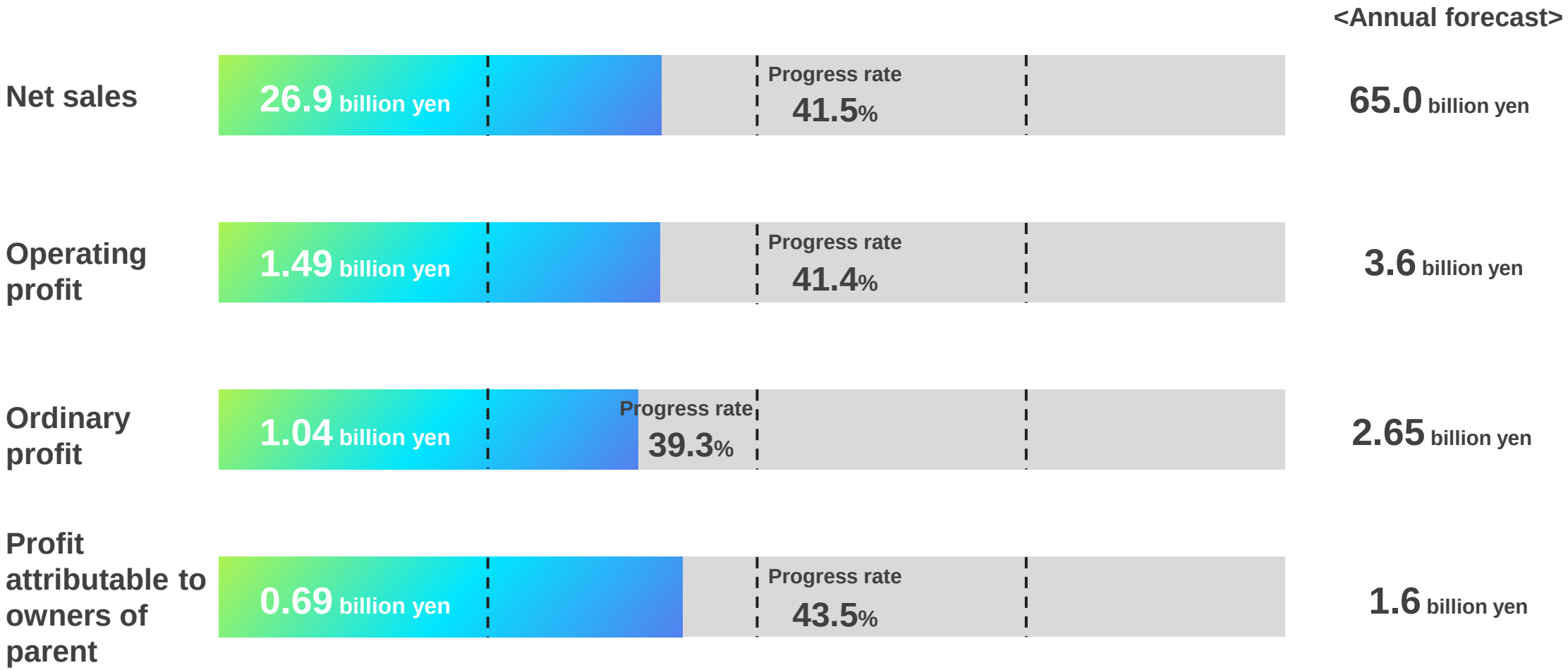
Following improved profitability in the DX Promotion Business in the first half and continued high sales prices in the DX Real Estate Business, we revised upward our consolidated earnings forecast, assuming second-half expenses based on first-half actuals while continuing to invest actively in the DX Promotion Business, a priority area.

(Millions of yen)	FY3/2027 Revised forecast	FY3/2027 Initial forecast	Change from initial forecast	Change from initial forecast (%)
Net sales	**65,000**	65,000	-	-
Operating profit	**3,600**	3,300	+300	+9.1%
Ordinary profit	**2,650**	2,450	+200	+8.2%
Profit attributable to owners of parent	**1,600**	1,500	+100	+6.7%

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FY3/2027 Progress Against the Latest Revised Annual Forecast

Following improved profitability in the DX Promotion Business in the first half and continued high sales prices in the DX Real Estate Business, we revised upward our consolidated earnings forecast, assuming second-half expenses based on first-half actuals while continuing to invest actively in the DX Promotion Business, a priority area.



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Returns to Shareholders (Revision to Dividend Forecast)

- 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 6.50 yen per share, an increase of 0.5 yen from 6 yen, and an annual dividend of 9.50 yen, an increase of 0.5 yen.

	FY3/2026 Actual dividend	FY3/2027 Initial forecast		FY3/2027 Revised forecast
Interim dividend	3.0 yen	3.0 yen		3.0 yen
Year-end dividend	5.5 yen	6.0 yen	Year-end dividend +0.5 yen increase in dividends	6.5 yen
Annual dividend	8.5 yen	9.0 yen		9.5 yen

+1.0 yen increase in ordinary dividends YoY

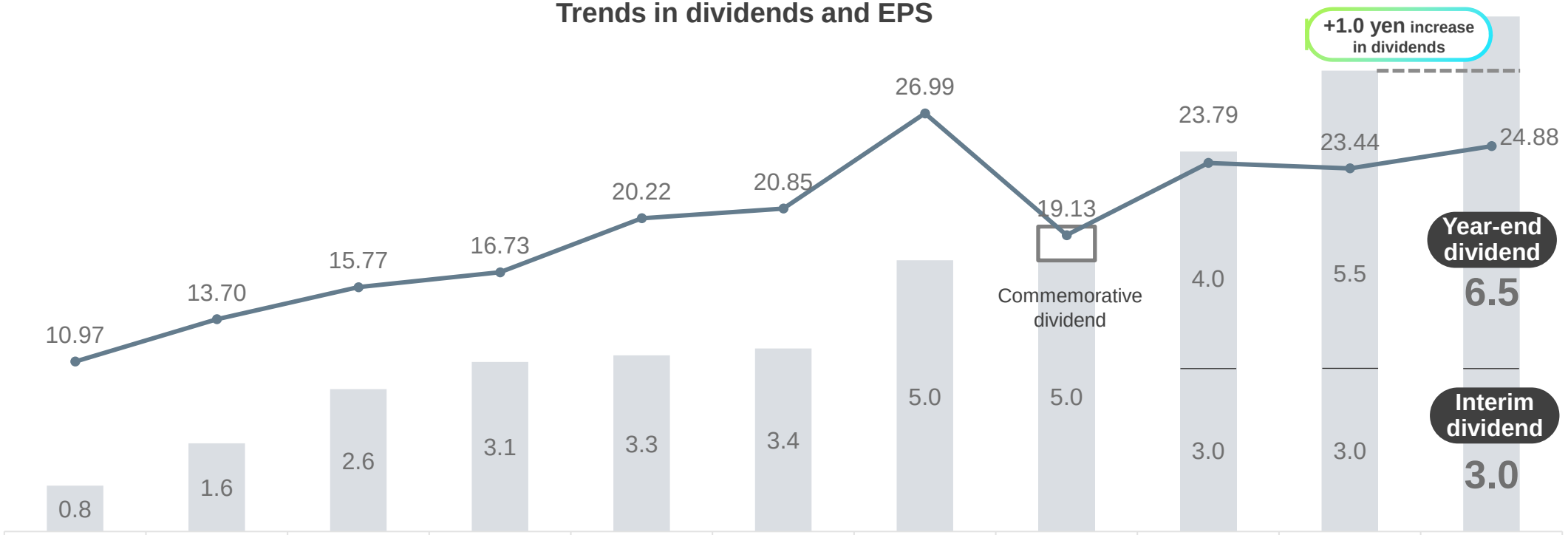
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Returns to Shareholders

- 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, the annual dividend for FY3/2027 is **forecast to rise 1.0 yen** to 9.5 yen (interim dividend of 3.0 yen, year-end dividend of 6.5 yen).

Annual 9.5 yen

Trends in dividends and EPS



	FY3/2017	FY3/2018	FY3/2019	FY3/2020	FY3/2021	FY3/2022	FY3/2023	FY3/2024	FY3/2025	FY3/2026	FY3/2027 (Plan)
Dividend payout ratio	7.7%	11.9%	16.6%	18.7%	16.1%	16.2%	18.5%	29.4%	29.4%	36.3%	38.2%

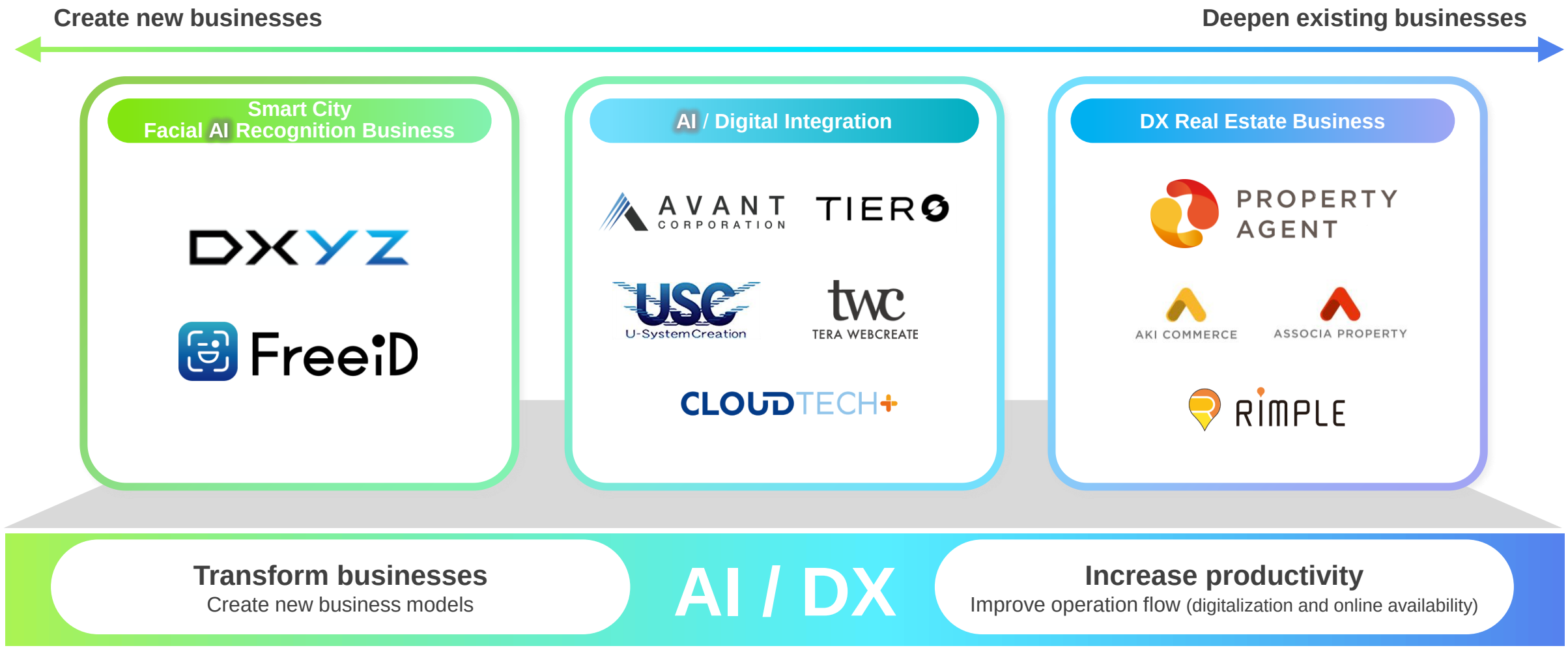
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4. Business Details and Future Outlook

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Businesses Developed by the Group

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



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Examples of Facial Recognition Services in Japan

DX Promotion Business

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

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

DX Promotion Business

Solution

Access management



Condominiums

三井不動産レジデンシャル / 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 / SHIN NIHON TATEMONO 新日本建物 / 長谷工グループ / 興和地所株式會社



Offices and factories

東急コミュニティー / 中央日本土地建物 / ライト工業株式会社 / 奥村組 / エフピコ / UZUZ / 共立製業 / calmic / TSUNEISHI



Nursery schools

株式会社チャイルド社



Logistics

安田不動産株式会社 / 三菱地所



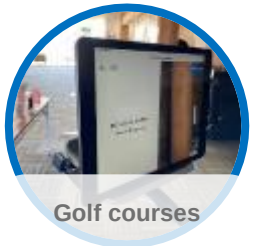
Construction sites

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

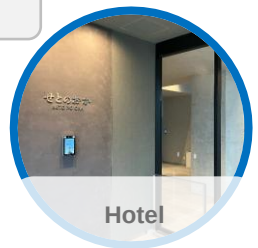


Childcare/facility receptions

Linked to My Number ID card

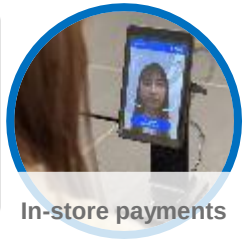
×ID

亀岡市 KAMEOKA CITY



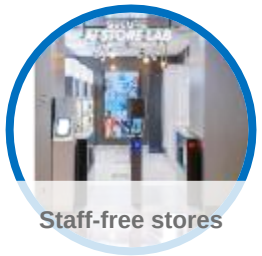
Hotel

Payment



In-store payments

亀岡市 KAMEOKA CITY



Staff-free stores

SECURE

Platform

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

長谷工グループ HASEKO

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

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Revenue model for facial recognition

DX Promotion Business

One-time revenue upon introduction



+

Recurring model

One-time revenue upon introduction

- ✓ Revenue from introduction to new condominiums
- ✓ Revenue from introduction to existing condominiums
- ✓ Price for corporate introduction varies depending on the size and number of employees of the company.

Recurring model

- ✓ Monthly revenue per apartment (condominiums etc.)
- ✓ Monthly revenue per person (offices etc.)

Development and provision of a platform

- ✓ Price varies depending on development and provision

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Reasons why FreeiD has been chosen

DX Promotion Business × DX Real Estate Business

PROPERTY AGENT

Knowledge of condominiums

Synergy

DXYZ

R&D at condominiums developed by PA

FreeiD

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.

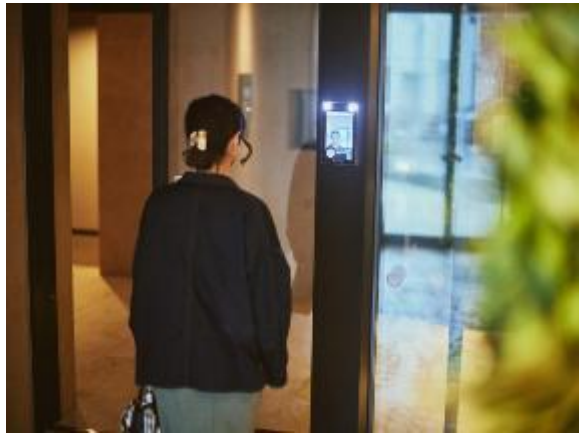
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What sets FreeiD apart: “All facial recognition” condominiums

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 462 condominium buildings (as of the end of September 2026)
- 97% user satisfaction in resident survey.

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Expanding Japan's first*1 facial recognition condominiums nationwide

DX Promotion Business × DX Real Estate Business

Number of condominium buildings with FreeiD
462 buildings

Number of companies deploying FreeiD for condominiums
113 companies

三菱地所レジデンス / Daiwa House / 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 / 野村不動産 / SHIN NIHON TATEMONO 新日本建物 / 東急不動産 / 長谷工グループ / OPEN HOUSE Real Estate / 東京建物 / MEIWA 明和地所 / 中央日本土地建物 / Kowa 興和地所株式會社 / marimo / BRI GROUP / CREVIA RXE クレヴィア リグゼ / Takara Leben / KEIYO GAS / 安田不動産株式会社 / FUDEAL CREATION / 株式会社 明豊エンタープライズ / もっとひとりひとりのなかへ。サンケイビル / PRESSANCE CORPORATION / 一生涯のパートナー 第一生命 / Dai-ichi Life Group / SBI リートアドバイザーズ / KEIHAN 京阪電鉄不動産 / 日本リート投資法人 / セントラル総合開発 / 近鉄不動産 / SRE Holdings / 大阪ガス都市開発 / PROPERTY AGENT / 家を、街を、未来をつくる 住協グループ 住協建設 / 株式会社 和田コーポレーション / 名鉄都市開発 / CENTURY 21 レイシャス / STARTS スターツデベロップメント株式会社 / 株式会社FYC / 中電不動産 / CREDIT SAISON GROUP セゾンリアルティ / LA HOLDINGS / 和田興産 / 株式会社NKトラスト / DAIICHI JUKEN GROUP / CLEARTH LIFE GROUP 株式会社クレアスライフ / 北ガスライフロント / LANDIC / 北海道ジェイアール都市開発株式会社 / One Person One Room ニトウ / SOHGO HOUSING 相互住宅 Dai-ichi Life Group / 生和ホームズ株式会社 / BROAD JAPAN, Inc / Hoosiers フージャースアセットマネジメント / SENSE TRUST / 第一交通産業グループ / DAIICHI / ライト工業株式会社 / TOKYO MIRAIS / MIZUNO HOM / Liv Group / ReCon's / IDEX / 株式会社アズ企画設計 / CNH / APEST / makes / SUNWOOD / 今村不動産株式会社 / HEART GROUP HOLDINGS / えんホールディングス

Number of condominium buildings with FreeiD



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

* "CRACIA IDZ GAKUGEIDAIGAKU," completed in January 2021, is the first all facial recognition condominium in Japan (based on our research). Results are as of September 30, 2026.

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Publication of FreeiD Deployment Interviews

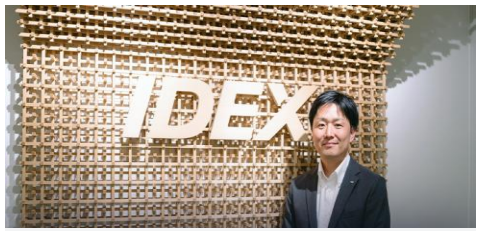
DX Promotion Business × DX Real Estate Business



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.
Superior authentication speed and hands-free convenience



Keiyo Gas Co., Ltd.
We chose FreeiD for its security and cost advantages.



Mitsui Fudosan Residential
Functionality designed with shared-area operations in mind



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.

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FreeiD Introduction Interview (1)

DX Promotion Business × DX Real Estate Business

Reasons for introducing FreeiD at Park Axis Yokohama Isezakicho-dori (Mitsui Fudosan Residential)

Combining high levels of security and convenience

- It is not merely an unlocking system, but also offers functionality as a platform designed with shared-area operations in mind.
- In addition to **facial recognition functionality as a key**, the ability to reserve and manage the use of workspaces and other facilities is extremely important.
- FreeiD flexibly accommodated requests and the characteristics of each property, resolving the challenges.

Benefits of implementation and future outlook

- The work involved in changing locks when residents move out and handing over keys to brokerage firms and cleaning companies has been **significantly reduced**.
- We have high expectations for FreeiD to expand into a payment and ID system for entire communities.



Park Axis Yokohama Isezakicho-dori
Location: Naka-ku, Yokohama City
Installation locations: Entrance, parcel lockers, elevator lobby entrance, mailroom entrance, garbage storage area, parking lot, workspace entrance, theater room, working room, residential unit doors
Scale: 10-story reinforced concrete building, 186 residential units, 2 retail units
Operator: Mitsui Fudosan Residential Co., Ltd.

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FreeiD Introduction Interview (2)

DX Promotion Business × DX Real Estate Business

Reasons for introducing FreeiD at the Parkhabio SOHO Yokohama Kannai (Mitsubishi Estate Residence Co., Ltd.)

FreeiD is attractive for its fast authentication speed and easy face registration.

- Facilities that **enhance convenience** for residents of this integrated work-life property
- The decision to introduce the system was made due to its fast authentication speed and the **ease of facial registration via the app**, which offers high usability for residents.

Benefits of adopting the system

- **The convenience of being able to live without a key** is a point that residents highly appreciate.
- The property also offers **multiple value-added features** such as workspaces and a rooftop lounge, and rents are set at **approximately 20% higher** than the surrounding market, allowing for **steady leasing performance**.

* This property has linked Mitsubishi Estate's "HOMETACT" and "FreeiD" services, allowing for a seamless lifestyle that connects the "inside" and "outside" of the home.



The Parkhabio SOHO Yokohama Kannai
Location: Naka-ku, Yokohama City, Kanagawa Prefecture
Installation locations: Entrance, parcel lockers, mailboxes, bicycle parking entrance, residential unit doors, coworking space entrance
Scale: Reinforced concrete structure, 15 stories above ground and 1 basement level, with 84 residential units
Operator: Mitsubishi Estate Residence Co., Ltd.

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FreeiD Introduction Interview (3)

DX Promotion Business × DX Real Estate Business

Reasons for introducing FreeiD at Clare Homes Kawaguchi Shiyakusho-Mae-Dori (Central General Development)

Security and convenience that enhance the property's added value

- Added value that makes customers want to live here
- The key deciding factor was FreeiD's ease of implementation and operation.
- The ease of facial registration via smartphone app is appealing.
- The sales team also **praised FreeiD as a powerful sales tool**.

Benefits of implementation and future outlook

- Residents can go out completely hands-free and return home with peace of mind.
- The ultimate convenience of not having to worry about forgetting or losing keys is unique to facial recognition.
- If these functions can be operated seamlessly, they would offer residents unparalleled convenience and provide **a compelling reason to adopt** FreeiD as a standard feature across all condominium properties.



Clare Homes Kawaguchi Shiyakusho-Mae-Dori
Location: Kawaguchi City, Saitama Prefecture
Installation locations: Entrance, parcel lockers, elevator, garbage storage area, remote workspace
Scale: Reinforced concrete structure, 15 floors above ground, 42 residential units
Operator: Central General Development Co., Ltd.

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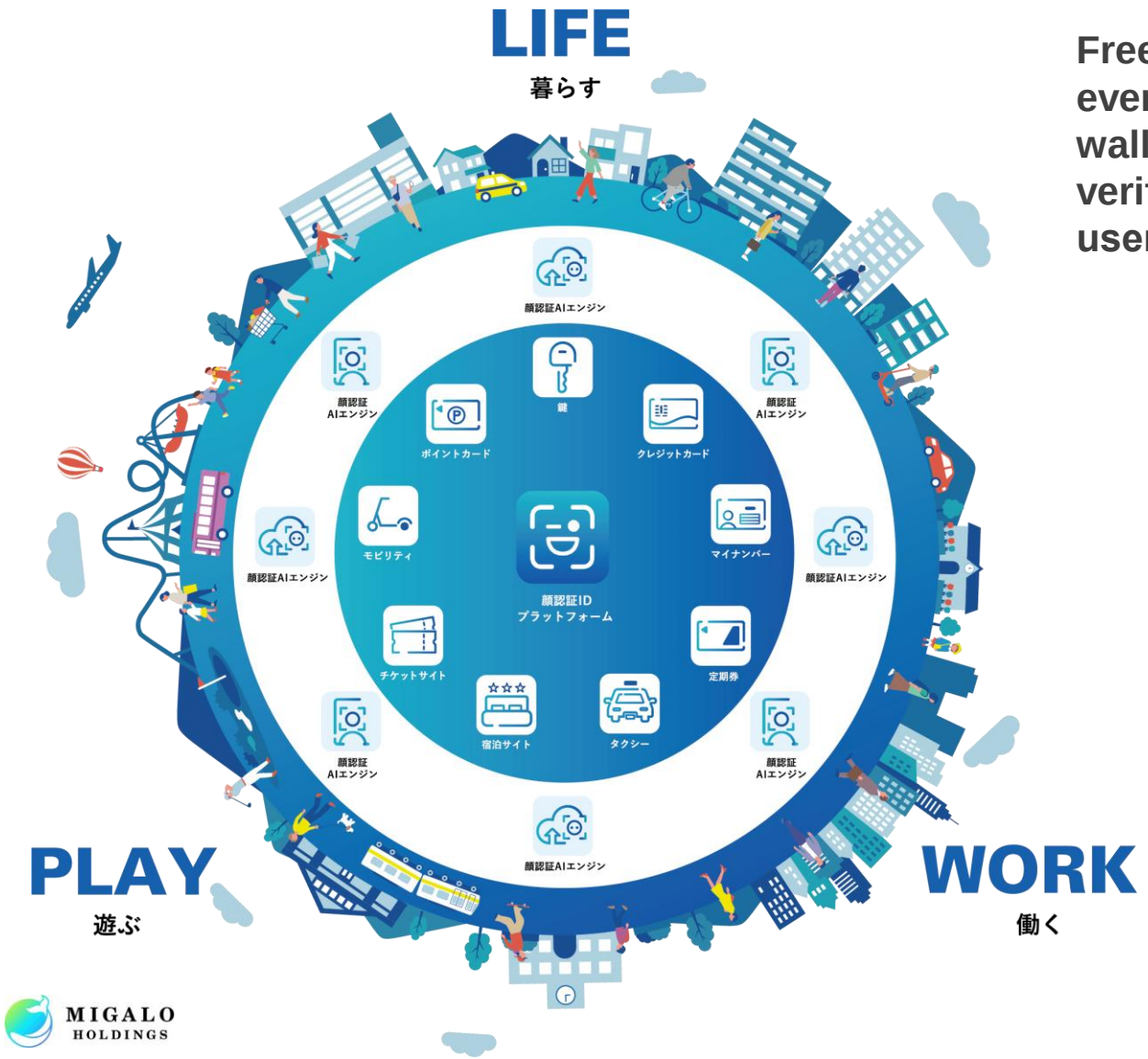
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Reasons Why FreeiD Continues to Be Chosen

DX Promotion Business × DX Real Estate Business

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

* Patented



FreeiD is a facial-recognition ID platform that consolidates everything used for identification — such as keys, IDs, and wallets — into a user's face, enabling access, identity verification, and payment with a single registration of the user's face.

"A city where you can live, work, and play using just your face as a routine part of everyday life"



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

DX Promotion Business

* Test-run completed at the end of March 2024

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)



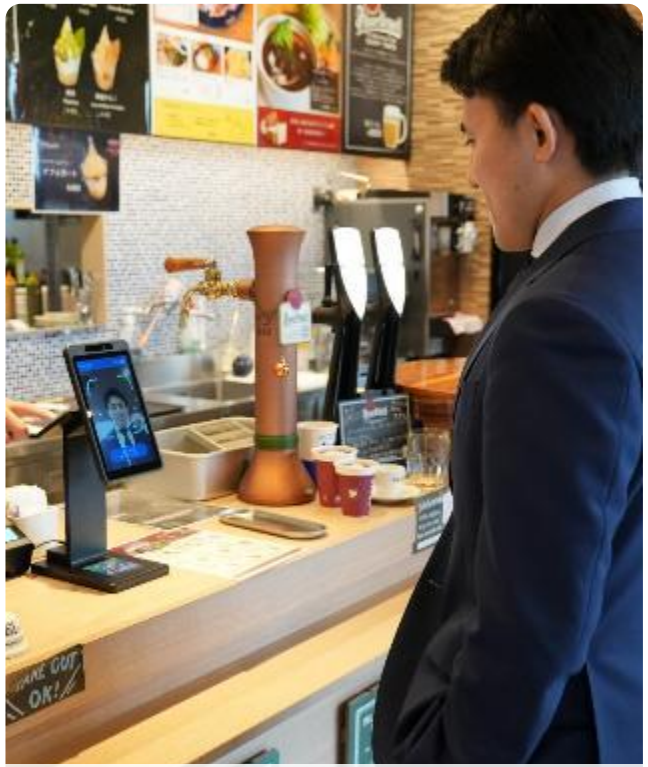
KIRI no KO at Sanga Stadium by KYOCERA



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

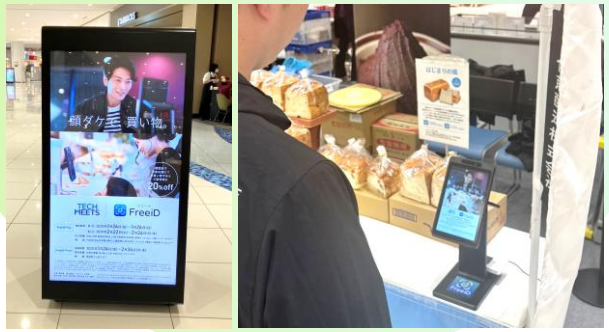
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Face-only shopping using FreeiD Pilot Project

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

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Payment Terminals × Facial Recognition

Beta version of the facial recognition-based payment service FreeiD Pay launched on Sumitomo Mitsui Card's stera market

Simply adding the FreeiD Pay app to the all-in-one payment terminal "stera terminal standard" makes "face-only shopping" possible.

- Building on results from payment pilot projects and other initiatives, we have been exploring commercialization, including POS integration. We believe that integration with stera terminal standard, already deployed at a wide range of merchants nationwide, will help bring facial recognition payments to more stores.



<Benefits for merchants>
- No need to install new equipment
- Saves space and keeps deployment costs down
- Helps shorten checkout times
- Attracts customers and improves customer satisfaction

<Benefits for users>
- Pay using just your face
- Smooth checkout

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Face-only shopping using FreeiD Pilot Project

DX Promotion Business

Pilot project for DXYZ's FreeiD Pay

Pilot period: Saturday, November 21–Monday, November 23, 2026 (national holiday)
Location: Togoshi-ginza Shopping Street (Shinagawa-ku, Tokyo)

Experience facial recognition DXYZ

Facial recognition-based payment service: FreeiD Pay
You can pay using just your face at participating stores. During the pilot period, you receive a 5% discount on the payment amount (maximum payment amount: 10,000 yen per transaction).

Experience the technology TIERO

AI-guided walks

Have a photo of your face taken and complete a questionnaire at a booth on the shopping street, and AI will suggest a recommended walking route through the shopping street based on your personal characteristics and responses.

Special offers

Limited to the first 1,000 participants

Coupons

Those who complete the questionnaire will receive a booklet of five 100-yen coupons (500 yen in total) for use at participating stores.

Aims of the pilot project

(1) Maximize visitor circulation and spending
Test the potential to increase time spent in the shopping street and spending per customer by combining FreeiD Pay facial recognition payments with AI-powered route guidance.

(2) Verify in-store operations
Verify smooth checkout operations and stable connectivity in real store environments, laying the groundwork for future commercialization.

(3) Create Group synergies

Accelerate the rollout of smart city solutions through collaboration between DXYZ (facial recognition) and TIERO (AI).



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Appointed “Chief Kao Officer”

Kosaku Shima appointed DXYZ’s CKO (Chief Kao Officer / Chief Facial Recognition Officer)
— Accelerating full-scale expansion into the office sector —



Kosaku Shima × DXYZ: Taking on the challenge of improving Japan’s offices with facial recognition

Raising awareness of FreeiD through Kosaku Shima
Providing an opportunity to rethink the work environment itself

Expanding from the condominium market into the office market
Moving into full-scale deployment in the office sector

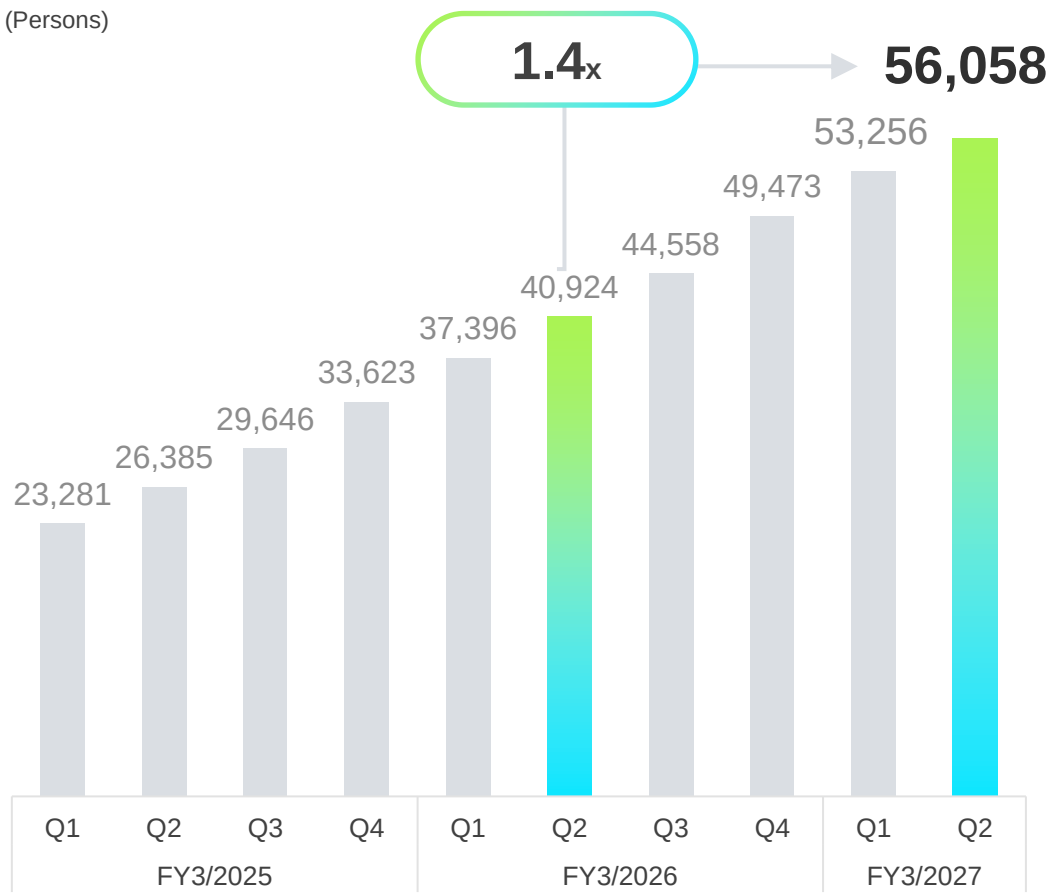
Combining robust security with improved productivity
Toward stricter access management and zero risk of lost cards

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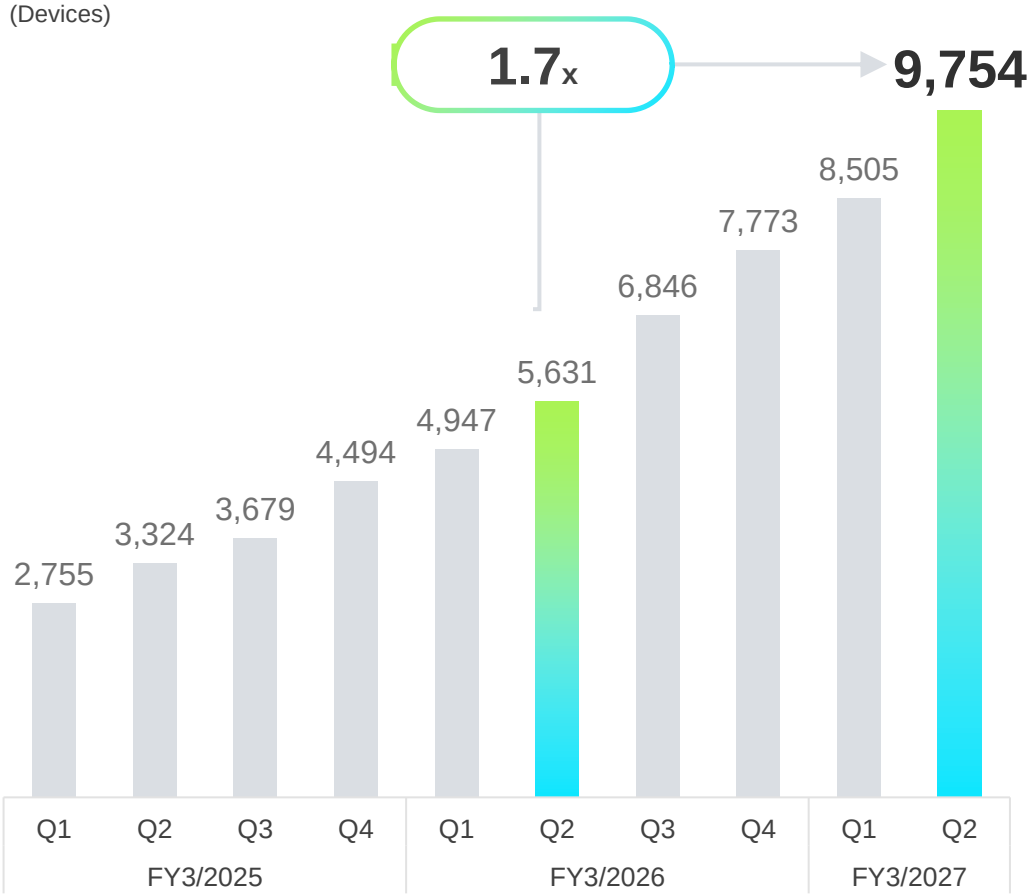
Facial Recognition Platform “FreeiD”

DX Promotion Business

Number of “FreeiD” users



Number of solutions (number of devices implemented)

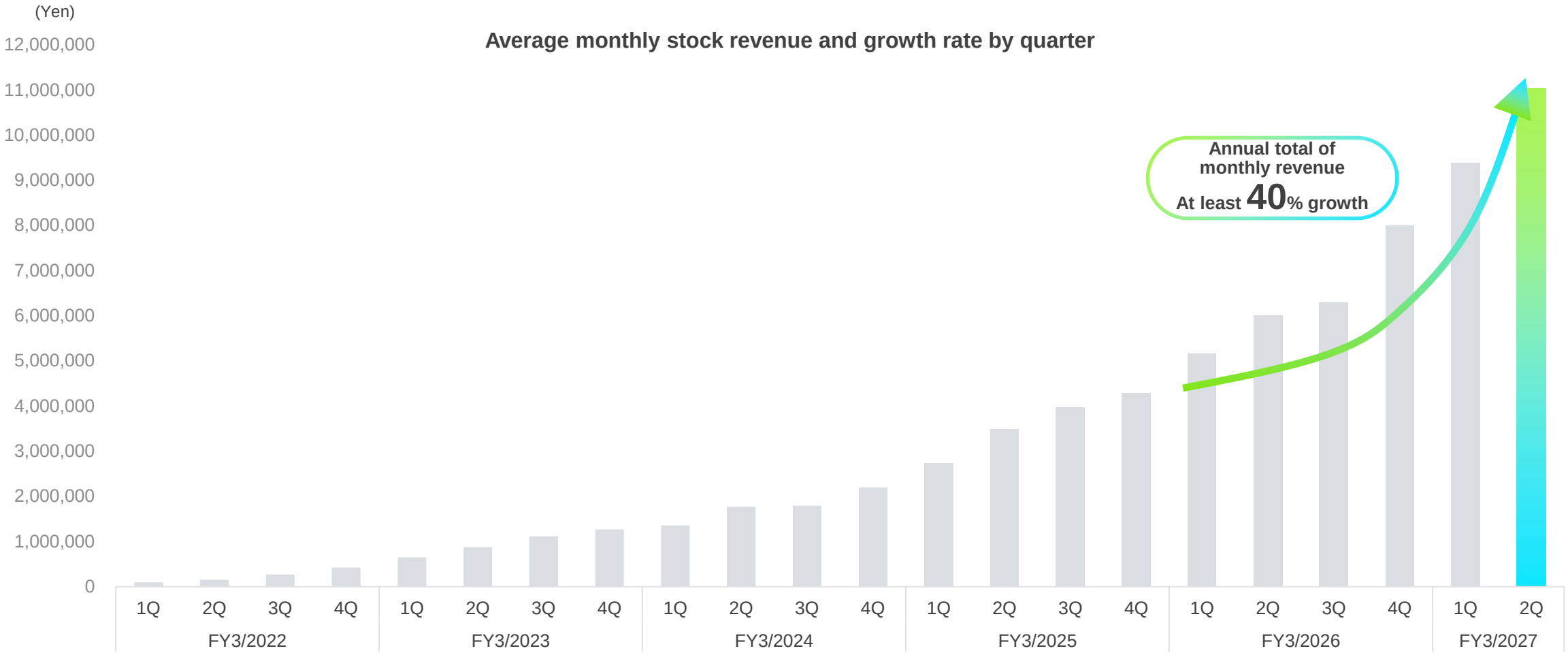


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Facial Recognition Platform “FreeiD”

DX Promotion Business

- Annual stock revenue (recurring revenue) has grown to over 100 million yen. If used for 30 years, its terminal value would now exceed 3.0 billion yen.
- The annual total of monthly revenue is expected to grow by at least 40% again this fiscal year.



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Major Patent Examples Related to FreeiD

DX Promotion Business

Number of patents acquired*
(As of September 30, 2026)
47 patents

Number of newly registered patents
(during Q2 of FY3/2027)
1 patent









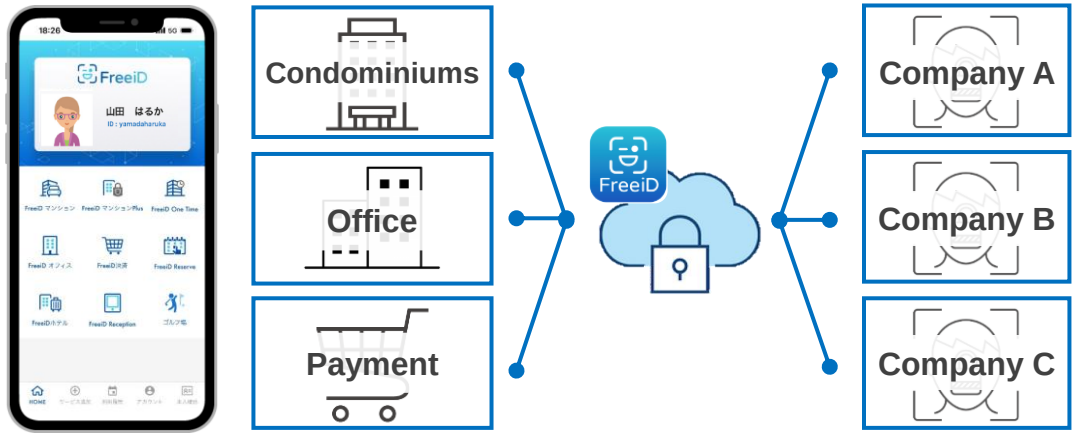
Facial-recognition ID Platform Patent No. 7719474

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.



* Through Q1 of FY3/2027, the totals included patents acquired by MIGALO HOLDINGS and PROPERTYAGENT. The aggregation criteria have therefore been revised from Q2 onward.

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Major Patent Examples Related to FreeiD – All Facial Recognition Condominium®–Related Patents

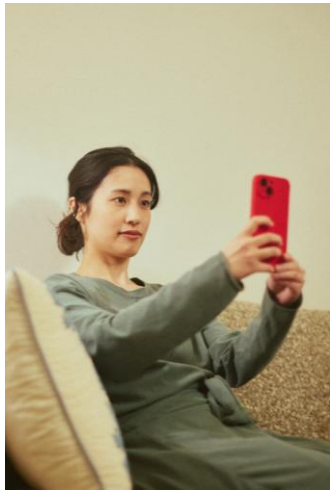
DX Promotion Business

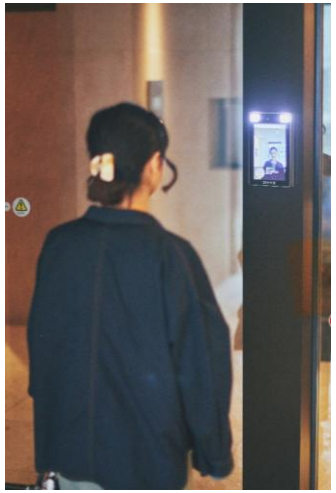
All Facial Recognition Condominium® Patent No. 7743027

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.







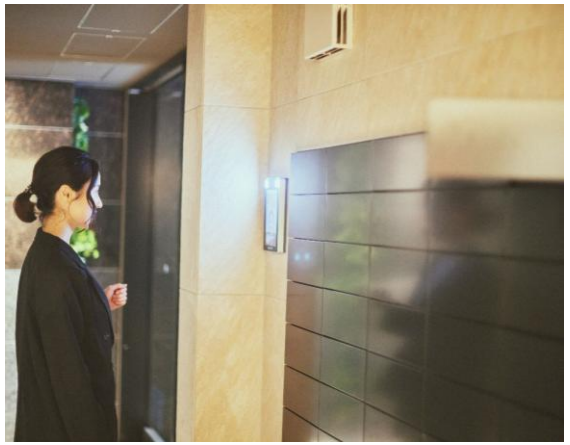
All Facial Recognition Condominium® Patent No. 7864300

A mechanism where mailboxes, parcel lockers, and elevators are linked based on the resident's room number

(Example: When the resident of Room 403 is authenticated, the mailbox for Room 403 unlocks)

FreeiD that meets the following requirements:

1. Cameras are installed near the common entrance, the unit entrance door, and other common facilities (mailboxes, parcel lockers, or elevators).
2. The system includes either: a conversion unit that converts a resident's room number into data in the format used by the other common facilities; or a storage unit that stores the converted data.





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DXYZ redesigns its corporate website and launches a dedicated patents page

DX Promotion Business

Publishes a list of granted patents and pending applications





- Information such as patent numbers and application status is **compiled and disclosed in real time**
- **Makes it easy to see the comprehensive patent coverage** from systems and other infrastructure to on-site operations
- Rather than using definitions such as “Information processing system and information processing method,” **the patents are redefined in terms of specific use cases or solutions**, such as “Access multiple services with a single facial registration.”

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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

TIERS

USC U-SystemCreation

twc TERA WEBCREATE

CLOUDTECH+

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)

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Starting Point for Growth of the MIGALO Group's DI Business

DX Promotion Business

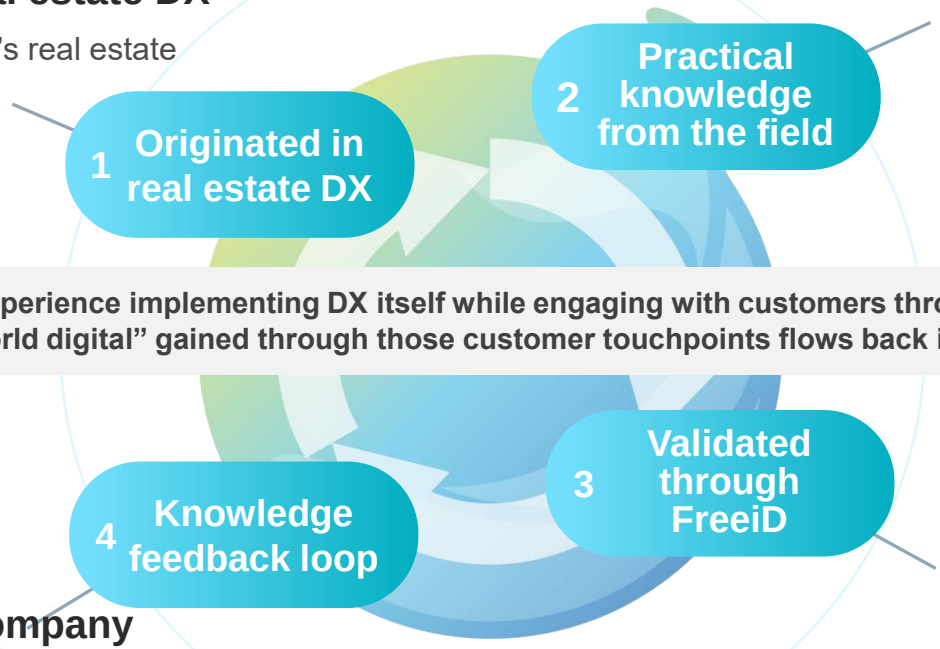
MIGALO's SI expertise is rooted in practical implementation experience rather than theory.

Built on firsthand experience in real estate DX

- DX implemented in-house across the Group's real estate operations

Practical expertise gained through continuous testing and validation in the field

- Accumulated implementation expertise and cutting-edge AI knowledge



MIGALO's origins lie in its experience implementing DX itself while engaging with customers through its various businesses.
The practical knowledge of "real-world digital" gained through those customer touchpoints flows back into the Group's four SI companies.

Knowledge feedback to each DI company

- Sharing practical, real-world knowledge of services and products as a common foundation

Proof of real-world implementation: FreeiD

- A track record of implementation at more than 100 companies and 400 buildings demonstrates our implementation capabilities

An **SI group originating from an operating company**, creating value through practical knowledge

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Positioning and Roles of Each DI Group Company

DX Promotion Business

A strategically designed portfolio is further distinguished by the addition of practical expertise in AI utilization.

AVANT CORPORATION

An IT implementation company serving as the IT leadership function for mid-sized companies

Business activities

System consulting, system development, and R&D in cutting-edge AI technologies

Major platforms

AWS

TIERS

A hands-on implementation company with a strong focus on driving business performance (sales growth)

Business activities

Support for the implementation and use of MA, CRM, and SFA tools

Major platforms

CRM in general (Salesforce, HubSpot, etc.)

twc TERA WEBCREATE

A cutting-edge technology implementation company leveraging Anthropic's Claude

Business activities

Support for the implementation and use of cloud services

Major platforms

Salesforce (Agentforce)

USC U-SystemCreation

A core systems × AI-driven implementation company backed by 35 years of uninterrupted system operation

Business activities

Contract system development and operational support

Major platforms

intra-mart / ServiceNow / Oracle

Cross-functional presales/consulting team with expertise in IT/AI

Identify and visualize each company's strengths in AI utilization and further develop them

Redesign operations around AI utilization, implement them in practice, and showcase proven customer delivery results

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DI Business Webpage Launched

Webpage launched for the DI (Digital Integration) Business



SI group originating from an operating company, creating value through practical knowledge

[Background to the DI Business page launch]
Implementation and operational know-how developed over the years, which cannot be gained simply by introducing systems.
We launched this page to broadly communicate the value of our DI Business, which combines this “practical knowledge originating from an operating company” with the Group companies’ SI expertise and AI knowledge to support companies as they evolve their businesses.

Features of the DI Business page

(1) “Practical knowledge” originating from an operating company: Strengths in firsthand understanding of actual operations and in implementation and operational know-how

(2) End-to-end support through the expertise of four companies: Comprehensive support from planning through implementation, operation, and improvement

(3) Value creation with AI as a shared domain: Support for continuous improvement built around AI and for IT utilization that delivers business results

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Results of Support by the DX Promotion Business

DX Promotion Business

Number of DX promotion and support services provided

526 * companies (YoY: +219 companies)

Number of active DI projects



* Beginning in Q1 of FY3/2027, to improve disclosure accuracy, the scope for calculating the number of DX promotion and support services provided has been limited and standardized to the Group's five core companies (AVT, TIERO, TWC, USC, and CTP). As a result, year-on-year change figures may fluctuate significantly due to the change in aggregation criteria.

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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

TIERO

USC U-SystemCreation

twc TERA WEBCREATE

CLOUDTECH+

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)

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

DX Real Estate Business

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.

City center × Near station × Facial recognition = High asset value

Condominiums for residence
35-40m²



Apartments for investment
0.2-0.4 billion yen
Cap rate of around 5%



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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.

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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



RIMPLE

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

永久不滅ポイント　Hapitas　moppy　WILLsCoin



プロが伝える資産運用のイマ！
不動産投資Times

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

Number of DX Real Estate Members

195,171 persons

(YoY: +7,369 persons)

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Japan’s first keyless “all facial recognition condominium”

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

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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



- Easily register facial information using app
- Easy to reregister

Family members living in same residence



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

Family and friends



- 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

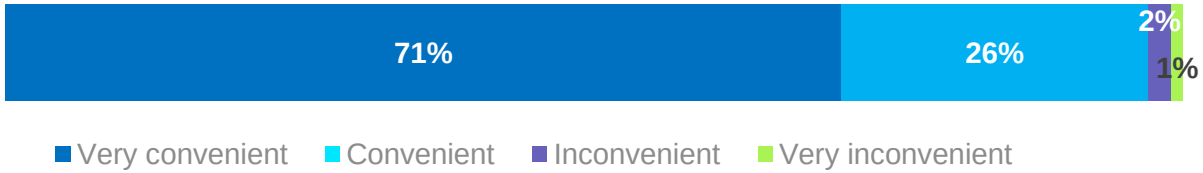
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High praise from residents, facial recognition will become a reason to choose an apartment

DX Promotion Business × DX Real Estate Business

Q. Is facial recognition more convenient than conventional keys?

97% of residents responded that it was convenient or very convenient





A. It's **really convenient** when both hands are full



A. I can open the door **even when carrying luggage**.



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

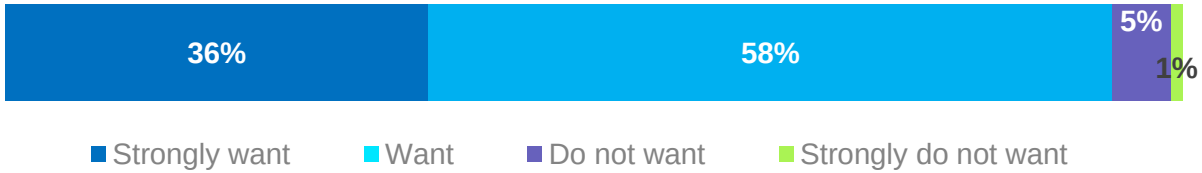


I realized that I **spent more time** managing my keys than I thought

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

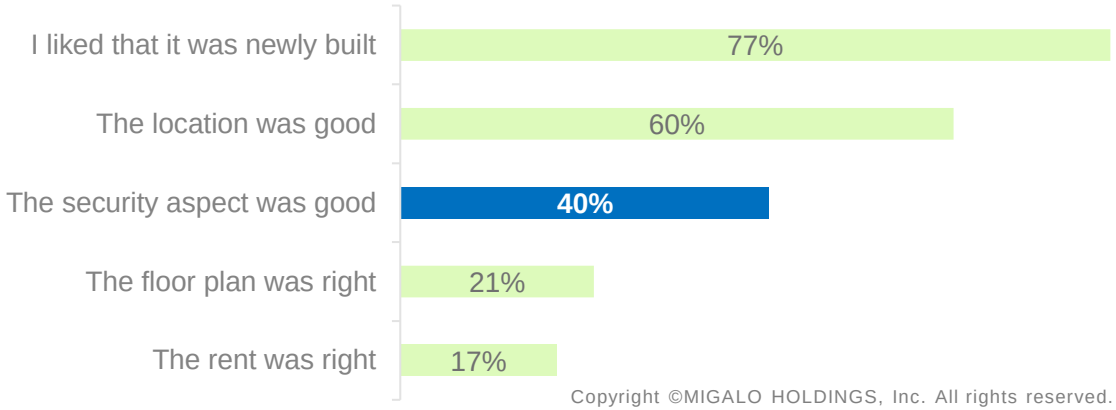
Q. Do you want facial recognition at the next property you live in?

94% of residents would like facial recognition at their next property as well



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

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



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5. News

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Careers Website Redesign

Summary of release

MIGALO HOLDINGS and Group companies fully redesign their careers websites



Seeking diverse talent to shape tomorrow’s everyday life

[Background to the website redesign]
As the Group’s rapid business expansion makes attracting professionals from diverse fields a key priority, we redesigned the careers websites to combine recruitment communications that reflect each company’s distinct identity with the scale and synergies of a unified group.

Websites included in the redesign

- **MIGALO HOLDINGS Inc.**
recruit.migalo.co.jp
“Let’s create together. With technology and human creativity, let’s shape the everyday life of tomorrow.” With this message, the site presents the Group’s vision and synergies from multiple perspectives.

- **Property Agent Inc.**
recruit.migalo.co.jp/propertyagent/
“Committed to the future.” With this concept, the site showcases a corporate culture that encourages taking on challenges and offers an authentic look at employees pursuing growth. It communicates the values we cherish and what makes working with us rewarding.

- **DXYZ Inc.**
recruit.migalo.co.jp/dxyz/
“Creating tomorrow’s everyday life, starting here.” With this message, the site takes visitors to the front lines of our efforts to build new social infrastructure through the facial recognition ID platform “FreeiD” and offers an authentic look at our employees.

- **AVANT Corporation**
recruit.migalo.co.jp/avant/
“THE NEXT — Let’s shape a new era and our future selves, together.” With this concept, the site explores the new value created by AI × people, opportunities for engineers to grow, day-to-day development work, and employees taking on new challenges.

- **TIERO Inc.**
recruit.migalo.co.jp/tiero/
“Working alongside clients on the front lines, using AI to drive business success.” With this statement, the site explores the thinking and passion of professionals creating a new standard through “AI × SI.”

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Service Launch and Website Redesign

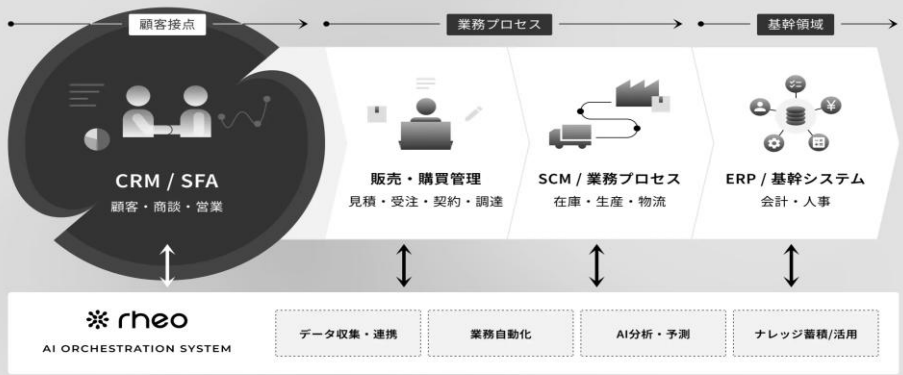
Summary of release

Launch of the AI orchestration system “rheo”, alongside a complete corporate website redesign



Features of rheo

- **Connect data and business operations while making use of existing systems**
- **Ensure accuracy at the system level, rather than relying entirely on AI**
- **Use AI to reduce the effort required for operation, maintenance, and improvement after deployment**



Background to the complete corporate website redesign

With the launch of rheo, TIERO more clearly communicates the value it provides and its future business direction

Features of the new website

- Clarifies the two service offerings: Business Integration and rheo
- Visualizes the scope of support, from the customer-facing areas to core systems
- Expands the CASE STUDY section showcasing examples of client support

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NexTech Week Tokyo [Autumn] 2026: AI EXPO TOKYO

Summary of release

Showcasing “100 Examples of Practical Knowledge” and the new rheo platform at one of Japan’s largest AI exhibitions

Wednesday, November 11–Friday, November 13, 2026
Makuhari Messe (Halls 1–3)



NexTech Week Tokyo [Autumn] 2026: AI EXPO TOKYO

- Features the latest solutions across a wide range of AI-related fields
- Attracts many company representatives seeking to advance AX
- Compare technologies, explore deployment options, and discuss specific business opportunities or seek advice, all on site
- A conference on the latest AI use cases and implementation know-how will also be held concurrently.

Exhibit content

- Under the theme “Explore MIGALO’s Practical Knowledge of AI,” we will showcase and share “100 Examples of Practical Knowledge” as individual stories to generate sales opportunities.
- Use cases for the AI orchestration system rheo will also be showcased



Exhibition highlights

[AI orchestration: rheo]
Features: Leveraging existing CRM/SFA, business systems, and core systems, we connect scattered systems and data, and support the entire business process with AI.
Aim: Dramatically improve productivity in business operations

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Website Redesign × Facial Recognition

Summary of release

DXYZ fully redesigns its corporate website and the FreeiD service website

Launching an owned media platform and expanding information sharing through dedicated pages under a new tagline

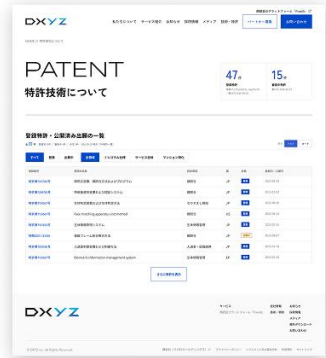
- FreeiD's newly developed tagline, "More places to belong, all around the city," was officially announced. The corporate website introduces a new message.
- As our business grows and our services diversify, both websites have been completely redesigned to make their respective functions easier to access and help visitors better understand our strengths.



DXYZ TOP



FreeiD TOP



Patents page

<Highlights of the corporate website redesign>

• A new message
The message is featured in the main visual: "Connecting the fragmented world around us through technology to enrich lives." It expresses our commitment to connecting homes, workplaces, and a variety of services across the city through facial recognition.

• A structure that presents the full scope of our business
Deployment figures, business partners, use cases, and deployment examples are now also featured on the corporate website.

<Highlights of the FreeiD service website redesign>

• A new patents page
A new page introduces the 47 facial recognition-related patents held by DXYZ. It illustrates FreeiD's technological strengths in concrete terms.

• A security and privacy page
A new page outlines our policies for managing information used in facial recognition and our approach to protecting privacy.

• Expanded deployment examples
A search function allows visitors to find deployment examples by category, including "Condominiums," "Offices," and "Payments."

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App Redesign × Facial Recognition

Summary of release

DXYZ completely redesigns the FreeiD app

Registration process overhauled so users can get started in fewer steps

- To bring FreeiD into more people’s daily lives, we are making it easier for first-time users to start using the service.
- We have also rebuilt the app’s underlying infrastructure to support future feature expansion and stronger integration with other services.

Before the redesign



After the redesign



<u><Main updates></u>

1. Complete registration within the app

- The registration process is streamlined by removing the phone number entry and SMS verification steps

2. Automatic checks when taking a photo

- A new feature automatically checks whether the user’s **face has been captured correctly as the photo is tal**



3. Updated design and screen layout

- Visual design updated throughout the app, with a clearer screen layout and navigation

4. New text size settings

- A new setting allows users to adjust text size throughout the app to suit their preferences

5. Biometric login now supported on Android

- Login using the smartphone’s biometric authentication, previously available only on iOS, is now also supported on Android.

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Condominiums × Facial Recognition

Summary of release

大和地所レジデンス × FreeiD

DXYZ's FreeiD deployed at Daiwa Land Residence's development "The VERENA GRAND Yokohama"

An "all facial recognition condominium®" where residents can also use the facility reservation service FreeiD Reserve

- Within walking distance of Yokohama Station, a major terminal served by 11 lines, the area offers easy access to department stores and other commercial facilities around the station, as well as waterfront districts including Minato Mirai. The property also faces Sawatari Central Park, with childcare and medical facilities close by, combining urban convenience with peaceful green surroundings in everyday life.
- A new condominium development planned as the culmination of the 10 years since the launch of VERENA GRAND, Daiwa Land Residence's premier brand
- Deployed at the main and secondary entrances, mailboxes and parcel lockers, elevators on the first floor and the second-floor entrance level, garbage storage area, exterior corridor and vehicular entrance and exit on the first floor, lounge, garden salon, and unit entrance doors.



[The VERENA GRAND Yokohama — Property Overview]

Location: Part of Lot 4-2, Sawatari, Kanagawa-ku, Yokohama City, Kanagawa Prefecture

Access: 8-minute walk from Yokohama Station (Yokohama Municipal Subway Blue Line)
9-minute walk from Yokohama Station (Sotetsu Main Line)
10-minute walk from Yokohama Station (JR lines)
10-minute walk from Yokohama Station (Tokyu Toyoko Line and Minatomirai Line)
12-minute walk from Yokohama Station (Keikyu Main Line)

Number of units: 61 (including 9 units not offered for general sale), plus 1 caretaker's room

Layouts: 2LDK+S (storage room), 3LDK (units offered for general sale)

Completion: January 2028 (planned); Move-in start: February 2028 (planned)

Property website: https://www.daiwa-r.co.jp/sp/vgr-yokohama/index.html

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Condominiums × Facial Recognition

Summary of release

DXYZ's FreeiD deployed at Tokyu Livable's development "L'GENTE Shinjuku"

Tokyu Livable's first condominium with facial recognition

- L'GENTE, an urban residential brand, embraces the philosophy "More beautiful with every day you live here." Guided by this philosophy, the brand offers homes that combine high quality and convenience in carefully selected locations.
- Just a 3-minute walk from Shinjuku-sanchome Station and a 5-minute walk from Shinjuku Station, the area offers some of central Tokyo's best transport links. It is also close to the lush greenery, rich history, and beautiful scenery of Shinjuku Gyoen National Garden, combining the energy of the city center with privacy for residents.
- Deployed at the entrance, elevators, parcel lockers, and doors in common areas.





[L'GENTE Shinjuku — Property Overview]

Location: Lot 60-12, Shinjuku 4-chome, Shinjuku-ku, Tokyo
Layouts: 1LDK, 2LDK
Completion: Late October 2026 (planned)
Move-in start: Late March 2027 (planned)
Number of units: 17 (including 2 units not offered for sale)

Access: 3-minute walk from Shinjuku-sanchome Station (Tokyo Metro Fukutoshin Line)
5-minute walk from Shinjuku Station (JR Yamanote Line, Saikyo Line, Shonan-Shinjuku Line, and Sobu/Chuo Local Line)
10-minute walk from Shinjuku-gyoemmae Station (Tokyo Metro Marunouchi Line)
Property website: (Japanese only) https://l-shinjuku.jp/

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Condominiums × Facial Recognition

飯田グループホールディングス 株式会社アーネストワン × FreeiD

Summary of release

DXYZ's FreeiD deployed at Arnest One's "Suncradle Kumagaya Chuo Park"

First all-residential-unit "all facial recognition condominium®" in Saitama Prefecture

- A convenient residential area with easy access to JR Kumagaya Station and commercial facilities and everyday amenities within walking distance. Its quiet streetscape and pleasant living environment appeal to a wide range of residents, from single occupants to families, and it is regarded as a comfortable place for everyday living.
- Deployed at the entrance, parcel lockers, garbage storage area, outdoor stairs, theater room, coworking booths, and individual unit entrances.
- The facility reservation service FreeiD Reserve has also been deployed, enabling residents to reserve shared facilities such as coworking spaces and access them using facial recognition. Residents can easily book via smartphone or other devices and enter smoothly on the day of use simply by presenting their face.



[Suncradle Kumagaya Chuo Park — Property Overview]

Location: 1-19-1 Suehiro-cho, Kumagaya City, Saitama Prefecture
Access: 10-minute walk from Kumagaya Station (JR Takasaki Line)
Number of units: 100
Layouts: 2LDK to 4LDK
Completion: March 2028 (planned)
Move-in start: March 2028 (planned)

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Condominiums × Facial Recognition

家を、街を、未来をつくる 住協グループ 住協建設 × FreeiD

Summary of release

DXYZ's FreeiD deployed at Jyukyo Construction's "Fudomae New Construction Project (Tentative Name)"

An all-residential-unit "all facial recognition condominium®" with FreeiD deployed even in private spaces

- The Fudomae area combines the atmosphere of a quiet residential neighborhood with easy access to Meguro and Gotanda area. With restaurants and everyday amenities around the station, it offers everyday comfort and the convenience of proximity to central Tokyo.
- Deployed at the entrance, parcel lockers, doors in common areas, and individual unit entrances.

[Fudomae New Construction Project (Tentative Name) — Property Overview]

Location: 5-19-7 Nishi-Gotanda, Shinagawa-ku, Tokyo
Access: 5-minute walk from Fudomae Station (Tokyu Meguro Line)
Number of units: 46
Layouts: 1DK, 1LDK, 2LDK, 3LDK
Completion: Late August 2026 (planned)
Move-in start: September 2026 (planned)





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Condominiums × Facial Recognition

家を、街を、未来をつくる 住協グループ
住協建設 × FreeiD

Summary of release

DXYZ's FreeiD deployed at Jyukyo Construction's new condominium "Roppongi 2-chome A and B New Construction Project, Minato-ku (Tentative Name)"

An all-residential-unit "all facial recognition condominium®" comes to Roppongi area

- One of Minato-ku's signature districts, bringing together cosmopolitan culture, sophisticated urban amenities, diverse commercial facilities, and art destinations, with the convenience and excitement of central Tokyo.
- Deployed at the entrance, parcel lockers, doors in common areas, and individual unit entrances.
- 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.
- Building on this deployment, Jyukyo Construction and DXYZ will continue working to improve convenience and enhance the value of homes.



[**Roppongi 2-chome A and B New Construction Project, Minato-ku (Tentative Name) — Property Overview**]

Location: 2-3 Roppongi, Minato-ku, Tokyo (further details to be determined)
Access: 5-minute walk from Roppongi-itchome Station (Tokyo Metro Namboku Line)
Number of units: Building A: 28 (2LDK); Building B: 52 (1LDK, 2LDK)
Completion: September 2026 (planned)
Move-in start: November 2026 (planned)

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Condominiums × Facial Recognition

スターツデベロップメント株式会社 × FreeiD

Summary of release

DXYZ's FreeiD deployed at the base-isolated rental condominium "Proceed Kameido 2"

Starts Development's first "all facial recognition condominium®"

- An area that combines convenience with a quiet residential environment, with a concentration of large commercial facilities and historic streetscapes close at hand.
- Offers direct access to Akihabara and Shinjuku, as well as access to the Tobu Kameido Line, providing multiple transportation options.
- Rental housing for families, featuring a base-isolated structure for a high level of safety.
- Deployed at the entrance, secondary entrances, parcel lockers, bicycle parking area, and each residential unit.
- Parcels can be collected and the bicycle parking area accessed without carrying keys.



[Proceed Kameido 2 — Property Overview]

Location: 6-57-17 Kameido, Koto-ku, Tokyo
Access: 2-minute walk from Kameido Station (JR Sobu/Chuo Line / Tobu Kameido Line)
Number of units: 35 / 10 stories
Structure: Reinforced concrete / base-isolated construction
Layouts: 2LDK, 3LDK
Completion: Late September 2026 (planned)
Move-in start: October 1, 2026 (planned)

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Condominiums × Facial Recognition

NEXAS PROUD INVESTMENT CO.,LTD. TOKYO × FreeiD

Summary of release

DXYZ's FreeiD deployed at NEXAS PROUD INVESTMENT's "REGOLITH KITAAYASE annex"

An "all facial recognition condominium®" with FreeiD deployed in all private spaces

- An area with everyday amenities clustered around the station and a quiet residential environment, where steady demand for housing from single occupants is expected.
- Deployed in common areas such as the entrance and bicycle parking area, as well as at individual unit entrances.
- Eliminates the risks of keys being lost, copied, or lent out, allowing access only to registered residents to help deter intruders and improve resident safety.
- FreeiD was adopted to differentiate the property from existing properties, with a view to maintaining occupancy rates and asset value over the long term.





[**REGOLITH KITAAYASE annex — Property Overview**]

Location: 3-9 Yanaka, Adachi-ku, Tokyo (further details to be determined)
Number of units: 24
Completion: October 30, 2026 (planned)

Access: 7-minute walk from Kita-ayase Station (Tokyo Metro Chiyoda Line)
Layouts: 1R, 1K, 1DK, 1LDK
Move-in start: Early November 2026 (planned)

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Condominiums × Facial Recognition

Summary of release

DXYZ's FreeiD deployed at Keiyo Gas Real Estate's rental condominium development "Leaf Garden Urayasu"

A "facial-recognition condominium®" that offers peace of mind to families and other residents

- Family-oriented homes for long-term living in a highly sought-after location for families, with nearby nursery schools and certified childcare centers.
- Convenient hands-free access, even when carrying a child or shopping bags, combined with robust security for residents' peace of mind and comfort.
- Deployed at the entrance.





[**Leaf Garden Urayasu — Property Overview**]

Location: 2-15-21 Kitazakae, Urayasu City, Chiba Prefecture
Access: 5-minute walk from Urayasu Station (Tokyo Metro Tozai Line)
Number of units: 43 residential units, 2 tenant spaces
Layouts: 2LDK, 3LDK
Completion: August 7, 2026

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Condominiums × Facial Recognition

Imamura Estate Co., Ltd. × FreeiD

Summary of release

DXYZ's FreeiD deployed at Imamura Estate's development "Well-being Shigino"

Western Japan's first all-residential-unit "all facial recognition condominium®" built with timber

- Within Joto-ku, known for its concentration of everyday amenities, the area is attracting attention for its quiet residential environment, easy access to central Osaka, and balanced mix of urban conveniences.
- Deployed at the entrance and individual unit entrances.
- Following this deployment, Imamura Estate and DXYZ will jointly advance residential convenience and new living experiences through advanced technology.



[Well-being Shigino — Property Overview]

Location: 31 Hanaten-nishi 1-chome, Joto-ku, Osaka City, Osaka Prefecture
Access: 10-minute walk from Shigino Station (JR West Japan), 10-minute walk from Shigino Station (Osaka Metro)
11-minute walk from Gamo 4-chome Station (Osaka Metro)
Number of units: 9
Layouts: 1R
Completion: March 2027 (planned)
Move-in start: March 2027 (planned)



※今回導入物件とは異なるイメージ画像
* Image for illustrative purposes only; differs from the actual property where deployed.

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PROPERTY AGENT

Summary of release

Advancing original research and practical seminars to improve investment literacy in the AI era

Promoting independent judgment and trust through hands-on seminars while raising awareness of AI-following investing risks among young people

Survey of investment practices

Survey of 546 investors Report on the realities of “AI-following investing”

Who do people turn to for investment advice
One in three (32.8%) turns to generative AI

Investing based solely on AI × Losses or regret

85.6%
People who invested based solely on AI’s answers (111 respondents)

4.5 ×

19.1%
People who had never done so (68 respondents)

More likely to experience losses or regret

Practical seminar

Seminar on “Investment literacy in the AI era”

Using ChatGPT
Hands-on workshop using smartphones



Seminar outcomes

Firsthand experience in verifying AI’s answers

Participants reported a shift in mindset toward verifying AI’s answers before making decisions.



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Brand Film

PROPERTY AGENT

Summary of release

Now released “I’ll Come By Again.” — the true story of a salesperson and a property owner over seven years

All 10 episodes of a video series answering the questions people hesitate to ask about real estate investment were released at the same time.

< Brand film: “I’ll Come By Again.” >

- Based on a review posted on Google Maps, the film tells the true story of a salesperson who kept visiting the same property owner for seven years, starting when he was new to the job.
- One of our customers had put into words what we have always valued. This passage was the starting point for the film.
- Brand film “I’ll Come By Again.” (approx. 4 minutes): https://youtu.be/XaMRw-MexN8

< Video series: “We Asked Manager Aoki.” >

- The video series “We Asked Manager Aoki.” answers the questions people hesitate to ask about real estate investment. All 10 episodes, each 60 seconds long, are now available.
- By directly addressing risks and whether real estate investment is a good fit for each person, the series clearly demonstrates our approach as a “strategic adviser.”
- The complete 10-video series: https://www.youtube.com/playlist?list=PLXPma1mH4xeo





▲ A conversation between the actual property owner and salesperson is also available

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Supporting the Next Generation

Summary of release

AVANT Corporation hosted a company visit as part of Saga Prefectural Chienkan High School's "career training" program

Supporting high school students in choosing their careers and taking on future challenges



Background to the visit

We agreed to host the visit because we strongly supported its aim of "providing opportunities to broaden students' understanding of society and help them find direction in life."

Special lecture by company president Suzuki

Delivered a lecture on "The skills needed to thrive in the AI era" and discussed topics such as the abilities high school students should develop for the future.

Informal discussions with employees

Employees drew on their own experiences to discuss topics such as "Why I chose this job" and "What makes my work rewarding."

Comments from participating high school students

- "I thought AI would take people's jobs, but now I see that using it effectively can expand human potential."
- "I thought the IT industry had nothing to do with me because I'm on the humanities track, but I learned that I could pursue a career in it if I develop the necessary skills. That has broadened my options for the future."

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