



MIGALO
HOLDINGS

Financial Results

for the Q3 of the Fiscal Year Ending March 31, 2025

MIGALO HOLDINGS, Inc.

Securities Code: 5535

February 2025

President and Representative Director Sei Nakanishi

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※The figures for 1H of the fiscal year ending March 2024 are the results of Property Agent, Inc. which has been delisted.



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1. Company Profile

Company Overview

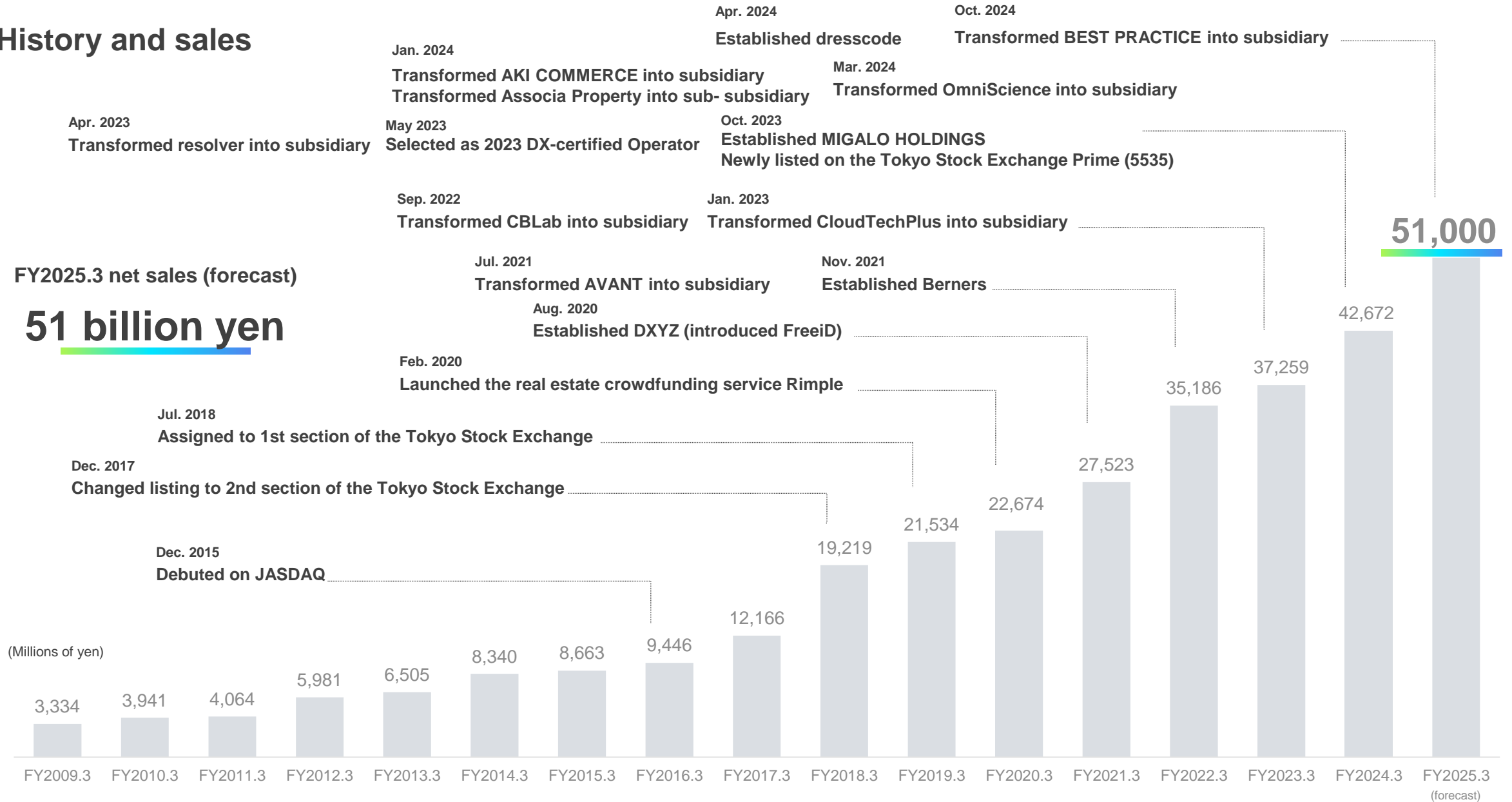
Company Name	MIGALO HOLDINGS, Inc.
Headquarters	41F Shinjuku I-Land Tower, 6-5-1 Nishishinjuku, Shinjuku-Ku, Tokyo, Japan
Representative	Sei Nakanishi, President and Representative Director
Incorporation Date	October 2, 2023
Share Capital	77 million yen
Employees	489 (including non-full-time employee)
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. / Berners Inc. / CBLab inc. / CloudTechPlus Co.Ltd / resolver inc / OmniScience Co.,Ltd. / dresscode Inc. / BEST PRACTICE Inc. DX Real Estate Business: PROPERTYAGENT, Inc./ AKI Commerce Co.,Ltd. / Associa Property Co.,Ltd.

(As of December 31, 2024)

History and sales

FY2025.3 net sales (forecast)

51 billion yen



2. FY2025.3 Q3 Consolidated Results Summary

FY2025.3 Q3 earnings highlights

Net sales

40,340 million yen

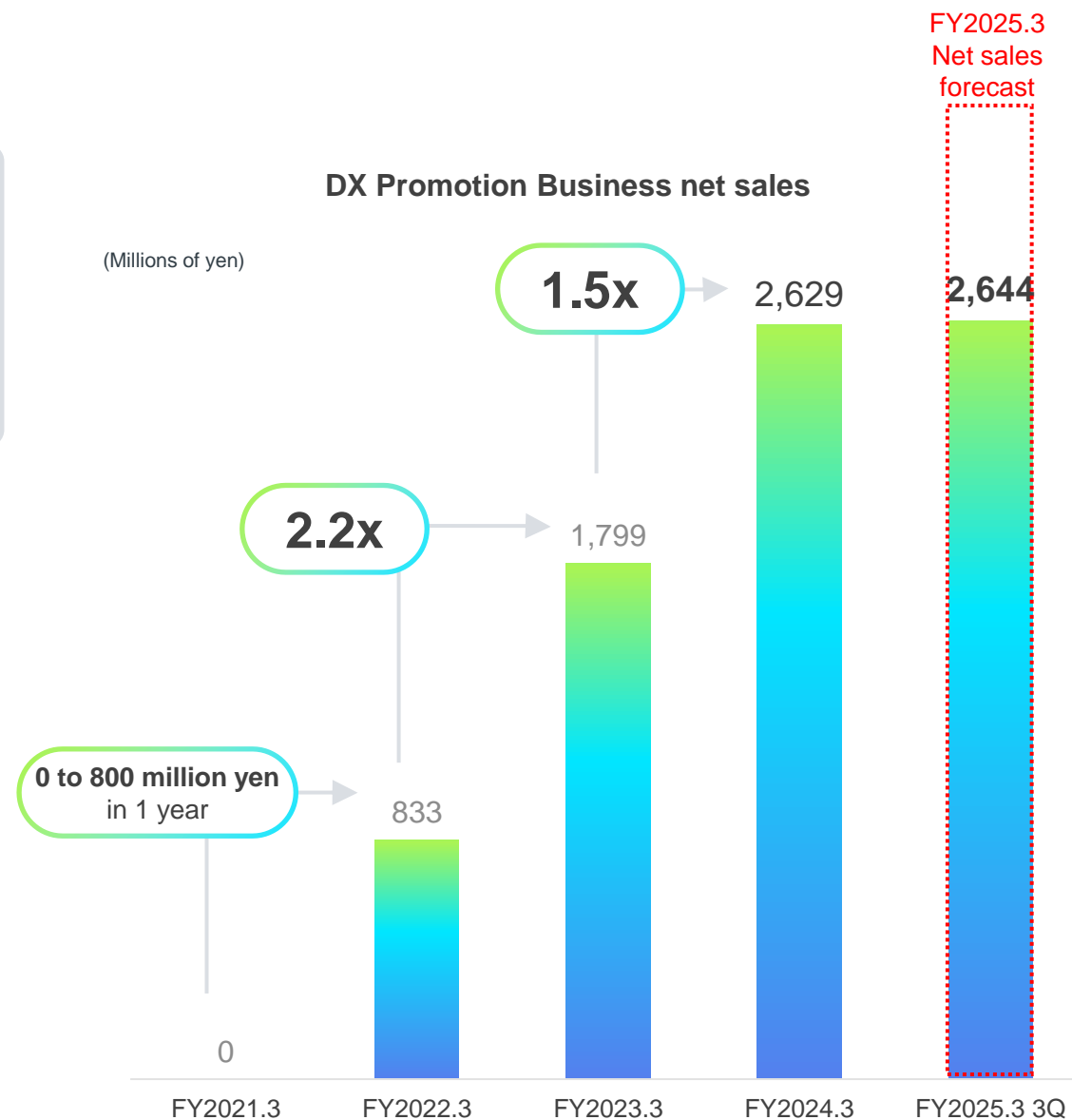
(YoY +24.1%)

Operating profit

2,343 million yen

(YoY -4.1%)

- Net sales increased by 24.1% YoY due to strong sales of pre-owned units in the DX Real Estate Business and increased prices of new properties.
- Quarterly net sales in DX Promotion Business hit a record high. Steady progress against the net sales forecast of 3.0 to 3.5 billion, and net sales are on track to exceed 3.5 billion.
- Operating profit decreased as the sales portfolio changed due to the strong increase in sales of pre-owned units, which resulted in a decline in the overall gross margin (as planned).



Earnings highlights

- The number of condominiums where FreeiD has been introduced increased significantly from 55 in the previous fiscal year to 153.
- 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), the number of units for rent under management and the number of buildings under management also performed well compared to the same period of the previous year

DX Real Estate members⁽¹⁾

183,035 persons

(+6,892 persons YoY)

Number of real estate units sold

1,089 units

(+169 units YoY)

Number of condominium
buildings with FreeiD

153 buildings

(+98 buildings YoY)

Units for rent under management

6,259 units

(+1,638 units YoY)

Number of buildings under
management

5,463 units

(+481 units YoY)

Number of active SI projects⁽²⁾

336 projects

(+95 projects YoY)

Consolidated income statement for FY2025.3 Q1 to Q3

- Net sales were record high due to strong sales of pre-owned units in the DX Real Estate Business, and an increased number of orders in the DX Promotion Business.
- Upfront investment in the DX Promotion Business is continuing, however due to the steady accumulation of profit in the DX Real Estate Business, the rate of decrease in operating profit for Q1 to Q3 is decreasing compared to Q2.

(Millions of yen)	FY2024.3 Q1 to Q3	FY2025.3 Q1 to Q3	YoY	YoY (%)
Net sales	32,512	40,340	+7,827	+24.1%
Operating profit	2,443	2,343	-99	-4.1%
Ordinary profit	2,132	1,876	-255	-12.0%
Profit attributable to owners of parent	1,404	1,298	-106	-7.6%

Consolidated income statement for FY2025.3 Q3

- Net sales for the 3 months of Q3 rose 26.4%, a significant increase compared to the same period of the previous year.
- Profits increased significantly as the ratio of fixed costs to net sales was smaller.

(Millions of yen)	FY2024.3 Q3	FY2025.3 Q3	YoY	YoY (%)
Net sales	8,182	10,339	+2,157	+26.4%
Operating profit	150	407	+256	+170.5%
Ordinary profit	64	234	+170	+265.1%
Profit attributable to owners of parent	52	197	+144	+273.8%

Results by segment for FY2025.3 Q1 to Q3

- Sales in DX Promotion Business increased significantly due to an increase in new orders for all services and are expected to exceed 3.5 billion against the initial forecast of 3.0-3.5 billion.
- In the DX Real Estate Business, net sales increased due to strong sales of pre-owned units, however, overall gross margin decreased due to changes in the sales portfolio following increased sales of pre-owned units, and operating profit remained at the same level.

(Millions of yen)	Segment P/L			
	FY2024.3 Q1 to Q3	FY2025.3 Q1 to Q3	YoY	YoY (%)
Net sales	32,512	40,340	+7,827	+24.1%
DX Promotion Business	1,872	2,644	+772	+41.2%
DX Real Estate Business	30,702	37,770	+7,067	+23.0%
Adjustments	-61	-73	-12	-
Operating profit	2,443	2,343	-99	-4.1%
DX Promotion Business	-49	-56	-7	-
DX Real Estate Business	3,351	3,135	-215	-6.4%
Adjustments	-859	-736	+122	-

DX Promotion Business

DX Promotion
Business

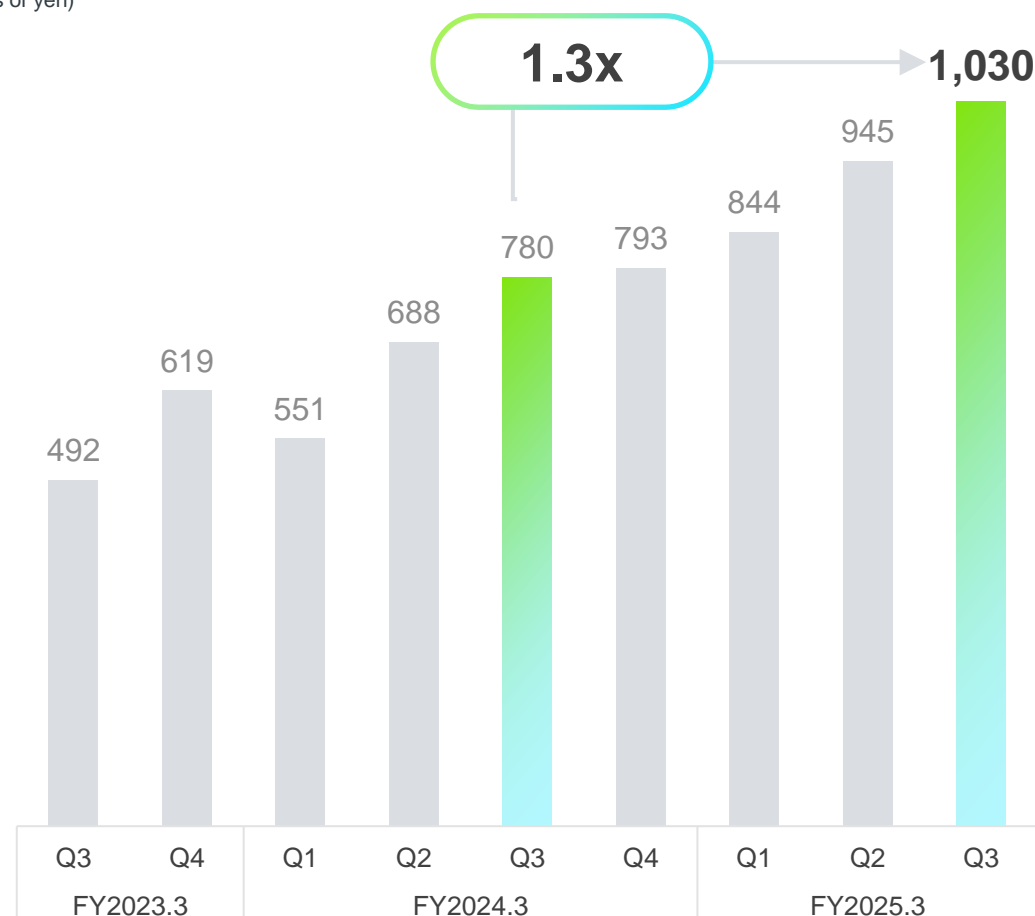
- Net sales increased significantly by 41.2% YoY due to introducing FreeiD to major developers and acquiring new projects by leveraging synergies within the Group such as cloud integration.
- Continued to record an operating loss due to the hiring of human resources and other continued up-front investment.

DX Promotion Business segment results

(Millions of yen)	FY2024.3 Q3	FY2025.3 Q3	YoY	YoY (%)
Net sales	1,872	2,644	+772	41.2%
Segment profit	-49	-56	-7	-

(Millions of yen)

DX Promotion Business quarterly sales

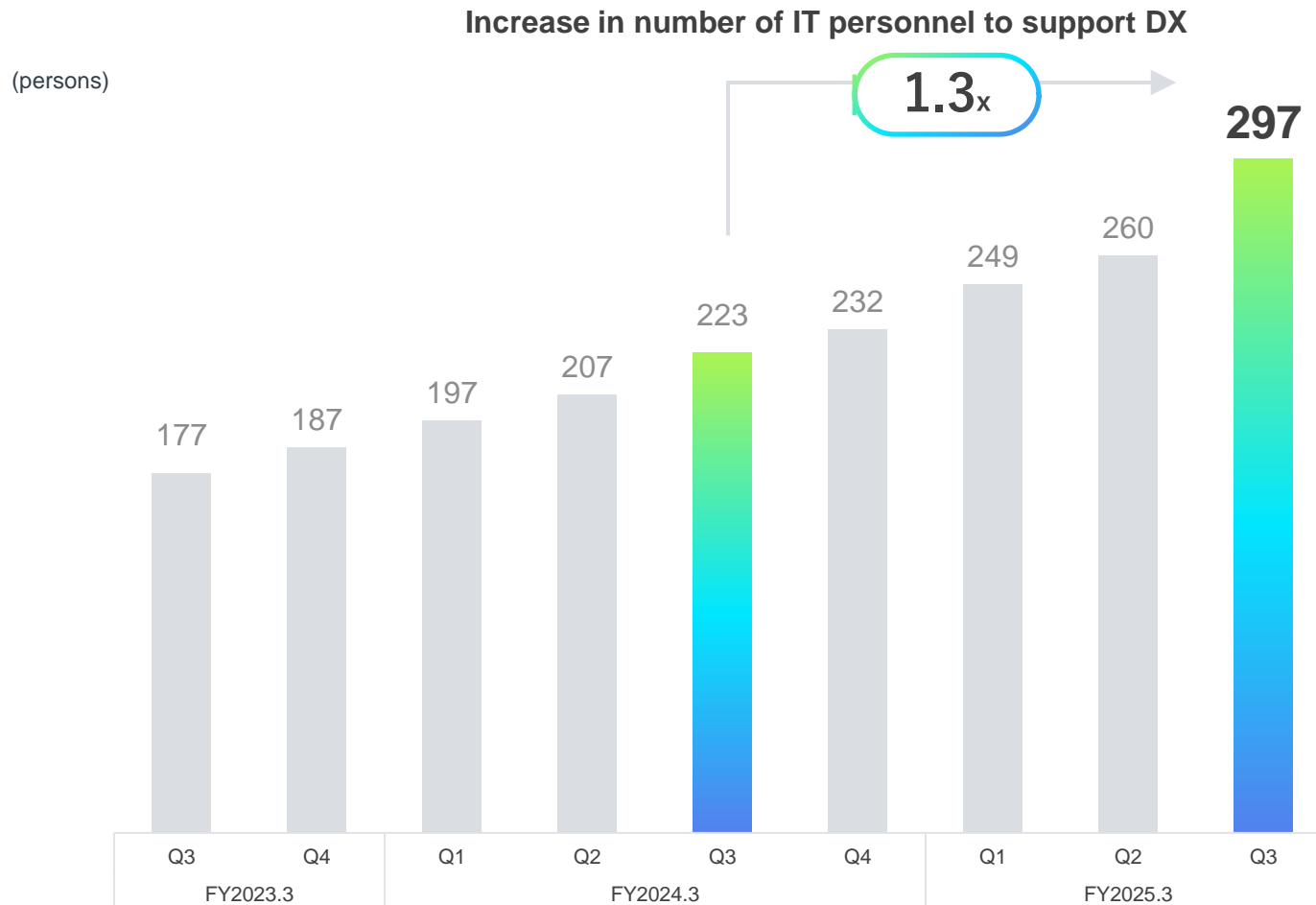


*Net sales differ from segment results due to the accumulation of non-consolidated figures before offsetting intercompany transactions.

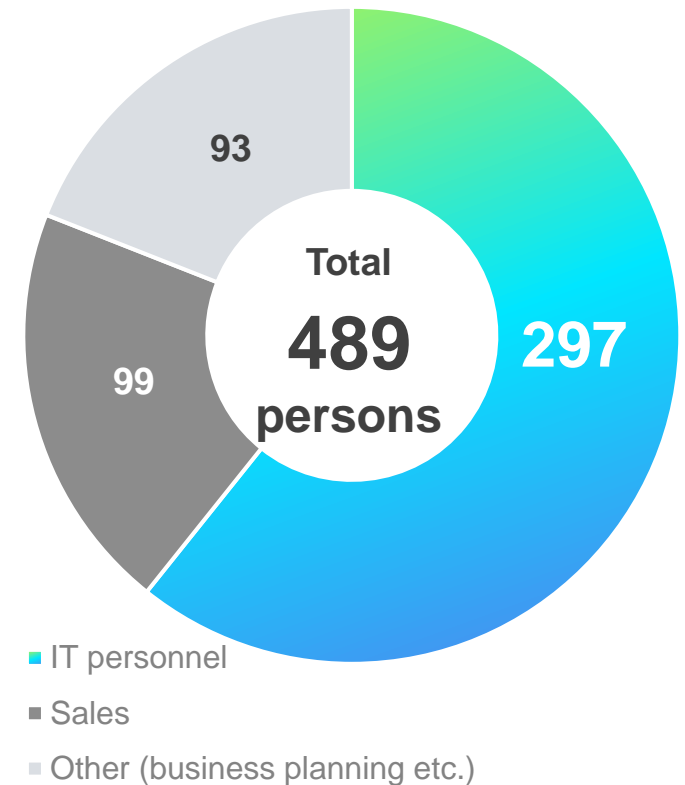
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Composition of tech personnel > IT personnel to support DX

- The number of IT personnel promoting DX in the Group increased to approximately 300.
- The increase in IT human resources is the driving force for the growth of the Group's DX business and is one of the strengths supporting our IT development capabilities.



Group-wide job composition



DX Real Estate Business (cumulative Q1 to Q3)

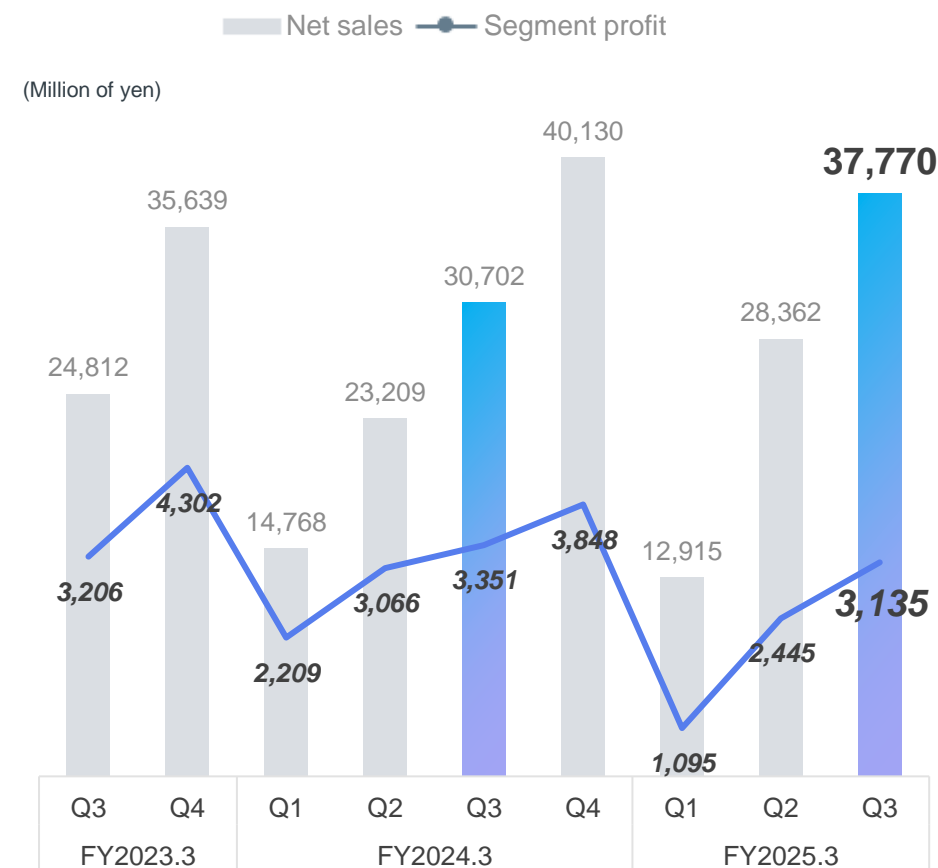
DX Real Estate
Business

- Strong growth in the number of pre-owned units purchased and resold (57.0% increase in units sold YoY) on the back of higher rents and solid investment demand.
- Sales prices of new properties were higher than expected, resulting in a smaller decline in profit in Q3 compared to Q2.

DX Real Estate Business segment results

(Millions of yen)	FY2024.3 Q3	FY2025.3 Q3	YoY	YoY (%)
Net sales	30,702	37,770	+7,067	+23.0%
Segment profit	3,351	3,135	-215	-6.4%

Net sales and segment profit



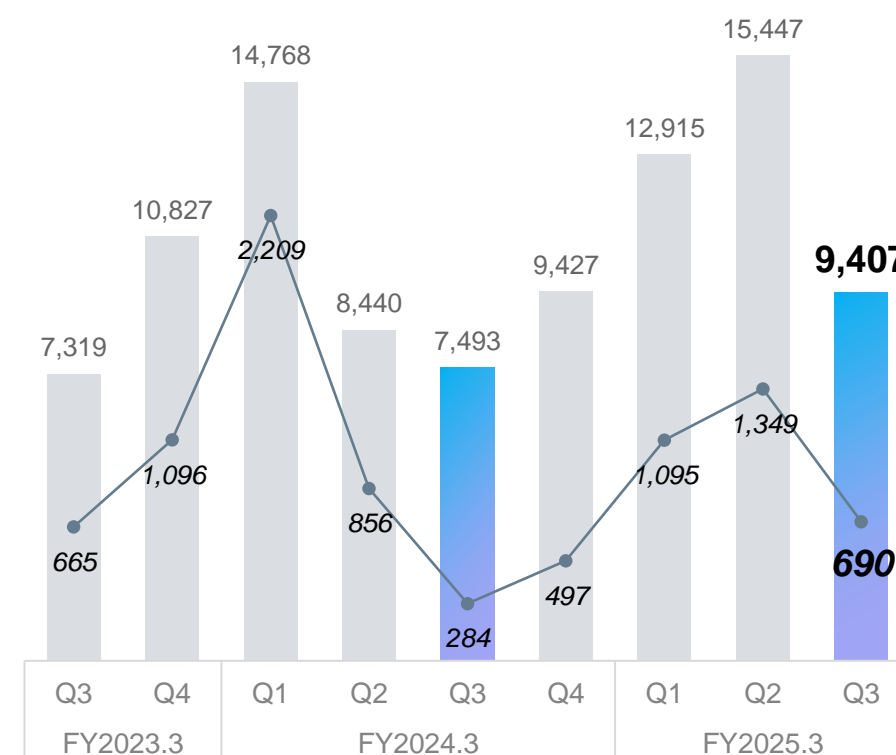
DX Real Estate Business (Q3)

- Strong growth in the number of pre-owned units purchased and resold (57.0% increase in units sold YoY) on the back of higher rents and solid investment demand.
- Segment profit increased significantly YoY due to a decrease in the ratio of fixed costs as a result of higher sales volume and higher-than-expected sales prices of new properties.

Quarterly net sales and segment profit

Net sales Segment profit

(Millions of yen)



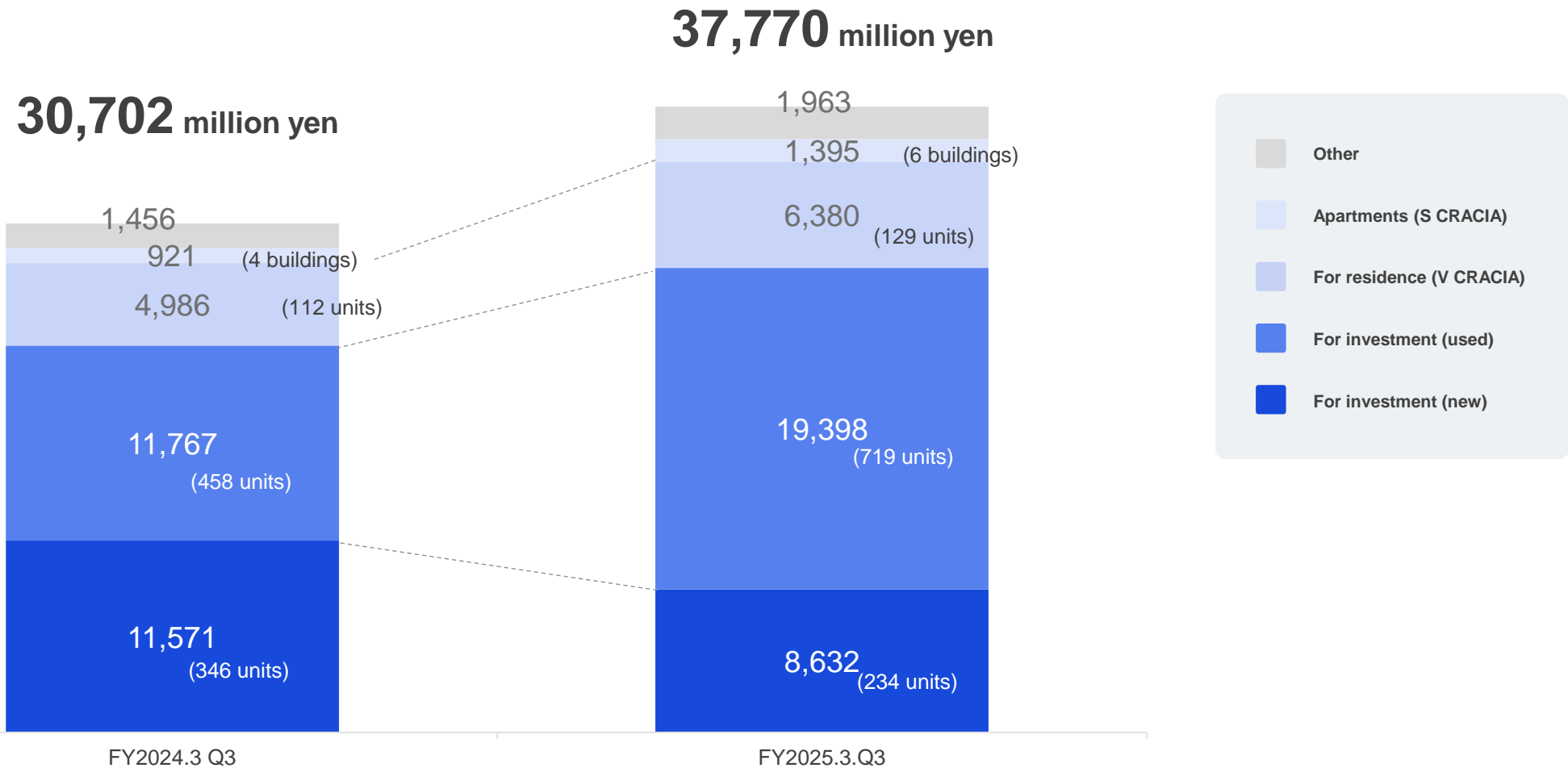
DX Real Estate Business segment results

(Millions of yen)	FY2024.3 Q3	FY2025.3 Q3	YoY	YoY (%)
Net sales	7,493	9,407	+1,914	+25.6%
Segment profit	284	690	+405	+142.5%

DX Real Estate Business segment net sales and unit sales

- Delivery of new condominiums for investment was small in Q3 due to a small number of completed properties. However, sales of used condominiums for investment were strong and transaction volume increased, resulting in a significant increase of 261 units (+57.0%) YoY.

(Millions of yen)



BS highlights FY2025.3 Q3

Both inventories and interest-bearing liabilities rose as inventories in process increased due to the proactive acquisition of inventories of land for development for pipeline securement from the next fiscal year onward, as well as the active financing for these activities.

(Millions of yen)	FY2024.3	FY2025.3 Q3	YoY	YoY (%)
Total assets	48,446	55,853	+7,407	+15.3%
Cash and deposits	8,898	8,974	+76	+0.9%
Inventories	36,330	43,600	+7,269	+20.0%
Interest-bearing liabilities	32,401	39,355	+6,953	+21.5%
Net assets	10,456	11,154	+698	+6.7%

Management index	FY2024.3	FY2025.3 Q3	Change	Management standard value
ROE	11.2%	-	-	12.0%
Net D/E ratio	2.25x	2.72x	+0.47x	~2x
Equity ratio	21.4%	19.8%	-1.6%	25%

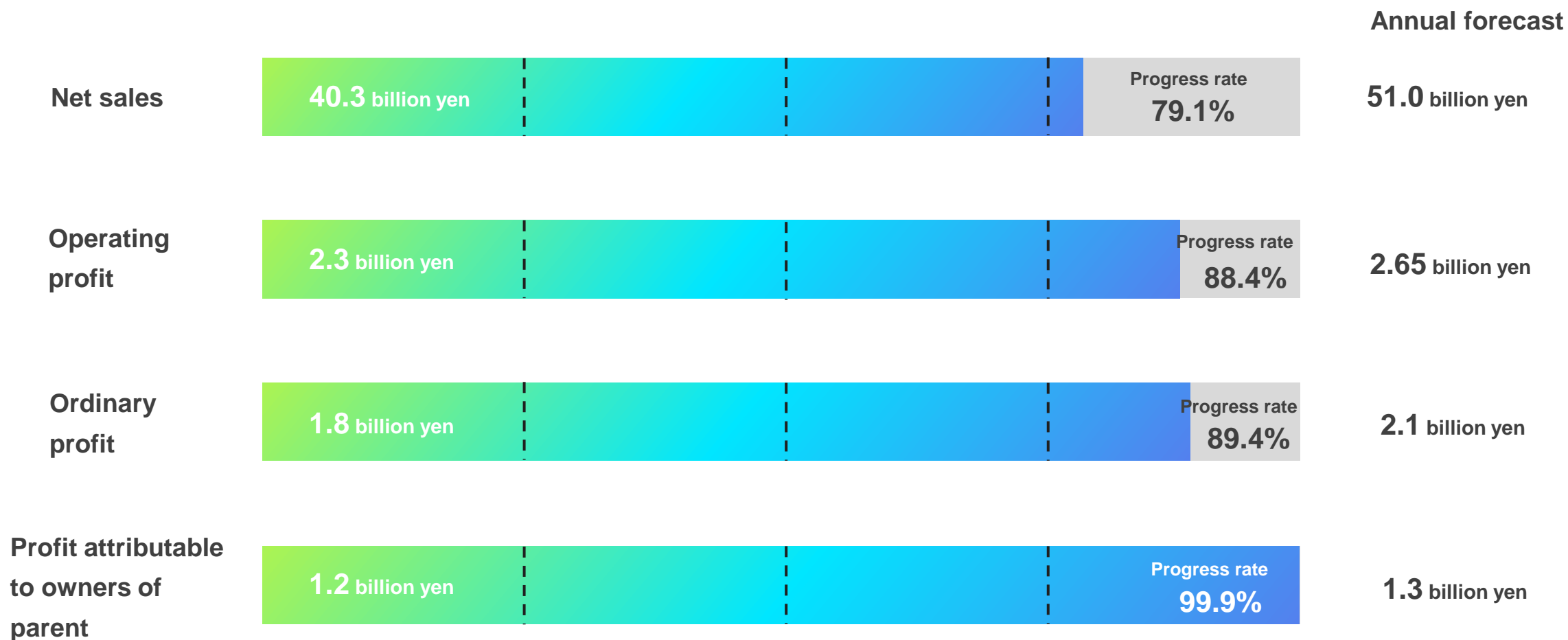
3. FY2025.3 Progress of Forecast

Progress towards annual forecast for FY2025.3

- Progress of net sales and profit at all levels against the revised forecast was as expected.
- Sales prices are slightly higher than expected and investment costs are slightly lower than expected, so operating profit is anticipated to reach approximately 2.7 billion yen.

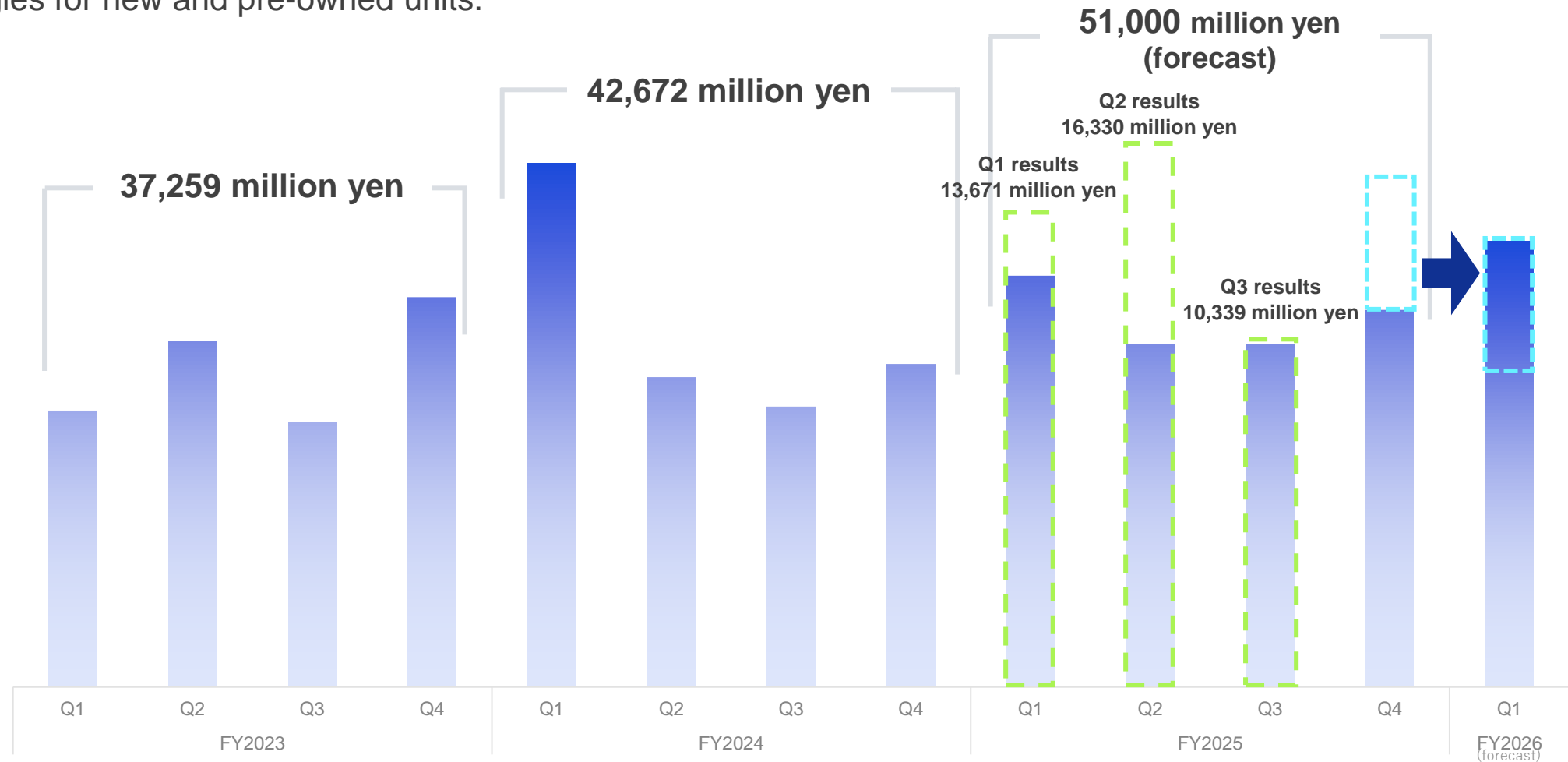
(Millions of yen)	FY2025.3 forecast	FY2025.3 Q3 results	Progress (%)
Net sales	51,000	40,340	79.1%
Operating profit	2,650	2,343	88.4%
Ordinary profit	2,100	1,876	89.4%
Profit attributable to owners of parent	1,300	1,298	99.9%

Progress towards revised forecast for FY2025.3



Sales in the DX Real Estate Business

- Maximize ROI by strategically extending the sales period due to strong sales of pre-owned units.
Moved some deliveries to the next fiscal year in line with this (continued measures from Q2).
- Comprehensively considered pre-owned units' sales status, purchase status, and financial status, and adjusted sales strategies for new and pre-owned units.



4. FY2025.3 Q3 Initiatives

Summary of
release

DXYZ, a member of the MIGALO Group, started a face-only shopping demonstration project at AEON MALL Tokoname as part of the Aichi Digital Island Project “TECH MEETS” hosted by Aichi Prefecture.

“Face-only shopping” services provided in the demonstration project



■FreeiD Pay

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

[For general public] Partner facility: AEON MALL Tokoname, Partner company: AEON Bank
Period: (1) Jan. 24 (Fri.) – Jan. 26 (Sun.), 2025
(2) Feb. 22 (Sat.) – Feb. 24 (Mon., holiday), 2025



■FreeiD Point

With facial recognition points, paper or smartphone point cards are no longer necessary.

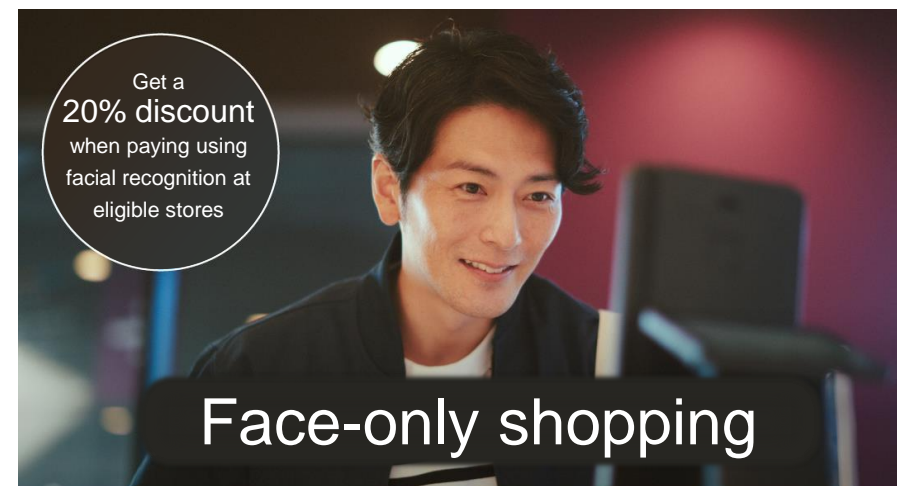
[For general public] Partner facility: AEON MALL Tokoname
Period: Jan. 24 (Fri.) – Feb. 24 (Mon., holiday), 2025



■FreeiD Coupon

Free entry to Tokoname Hot Spring Mago no Yu using facial recognition coupons

[Limited to AEON MALL Tokoname specialty store employees, etc.]
Partner facility: AEON MALL Tokoname
Period: Jan. 24 (Fri.) – Feb. 24 (Mon., holiday), 2025



TECH
MEETS

フリース
FreeiD

FreeiD Pay

Period 1: Jan. 24 (Fri.) to Jan. 26 (Sun.), 2025
Period 2: Feb. 22 (Sat.) to Feb. 24 (Mon., holiday), 2025

FreeiD Point

Jan. 24 (Fri.) to Feb. 24 (Mon., holiday), 2025

Host: Aichi Prefecture Partner facility: AEON MALL Tokoname
Partner companies: DXYZ Inc., AEON Bank, Ltd.

Summary of
release

Facial recognition PF “FreeiD” goes global

Appointed an executive officer in charge of overseas strategy and will launch a preparatory team

- On January 14, 2025, Hidebumi Kitahara was appointed as an executive officer in charge of overseas strategy to advance and develop the Group’s “FreeiD” facial recognition platform service not only in Japan but also abroad. We will soon establish an overseas strategy preparation team centered on Kitahara to build the foundation for the Group's overseas expansion.
- Welcoming Kitahara, who has extensive experience in planning new businesses and overseas strategies, we will begin preparations for overseas expansion and development and aim to accelerate the international expansion of facial recognition platform “FreeiD.”

I’m very impressed that it is not just facial recognition technology, but a platform where one ID becomes a unique ID for all facial recognition services, and I think it has great potential. Facial recognition is beginning to spread in some areas, but with the emergence of platform makers like us, I expect it to become more and more naturally integrated into people's lives and become an infrastructure. Moving from Japan to Asia and then to the world will be a big challenge, but I will take on the challenge while imagining the coming world view.

[Career] After graduating from Purdue University in the United States, he joined SOFTBANK BB Corp. (currently SoftBank Corp.) in 2005. After working as a fixed broadband engineer, he gained experience in communications network technology, including the launch of Wireless City Planning, Inc. From 2015, he was on assignment with the US mobile phone operator Sprint, and from 2018 was in charge of global business strategies for Softbank. He has also served as a director of HAPSMobile Inc. and BB Satellite Corp. He became Director and COO of Modis Corporation (currently AKKODiS Consulting Ltd.) in May 2022. From November 2023, he served as Managing Director of SoftBank Group Corp. and Representative Director, President and CEO of SB TEMPUS Corp., before assuming his current position in January 2025.



**Hidebumi Kitahara, executive officer in
charge of overseas strategy**

Summary of
release

Accelerating organizational growth through M&A and overseas expansion Appointed two new executive officers to strengthen human capital management

- Satoshi Yamamoto appointed as an executive officer in charge of CMO and CCSO to focus on brand strategies and customer success for future growth.
- Yuriko Shiota was appointed as an executive officer and CHRO to strengthen human capital management, which supports future business growth, and lead the Group's organization and human resources to achieve dramatic growth.
- At the Company, there are many diverse Group companies we have acquired though active M&A to accelerate growth, and each company has its own recruitment and human resource strategies. However, we will maximize the efficiency of human capital of the entire Group and expand our business by leveraging the unique perspectives and thinking of these executive officers who have work experience at operating companies.

I am very excited to be involved in the challenge of creating a new future for the MIGALO Group. I feel that brand strategies based on the perspective of customer success (CS) are essential for the growth of the MIGALO Group. In the real estate business in particular, there is a growing need to integrate marketing and CS. I will make full use of my experience and knowledge to strengthen the brand image of the entire MIGALO Group.

**Satoshi Yamamoto, executive officer
in charge of CMO and CCSO**



[Career] After graduating from university, he began working as a sales worker at Dentsu. After moving to the Creative Bureau, he received various advertisement awards in Japan and overseas for his thorough customer-oriented approach cultivated through his sales experience. After that, he experienced working as a business lead at an operating company as an executive officer of a start-up company and a marketing director of a venture company. In 2022, he became the general manager of Adobe KK in charge of customer success. After promoting business support for enterprise corporate clients, he assumed his current position in January 2025. He is a board member of the Japan Customer Success Association.

I am very pleased to join the wonderful team of MIGALO Holdings. MIGALO Holdings has entered a new stage in its efforts to optimize its businesses and expand globally based on its corporate philosophy of "creating new value through the fusion of digital and real technologies and contributing to the resolution of social issues." There is no doubt that "people" have been the driving force of MIGALO Holdings' growth to date, and with the passion and strength of "that person makes people happy," we will devote ourselves to business growth by creating an organization that builds a virtuous cycle of challenge and growth for employees. I am looking forward to working with you to develop the future of MIGALO Holdings and society.

Yuriko Shiota, executive officer and CHRO

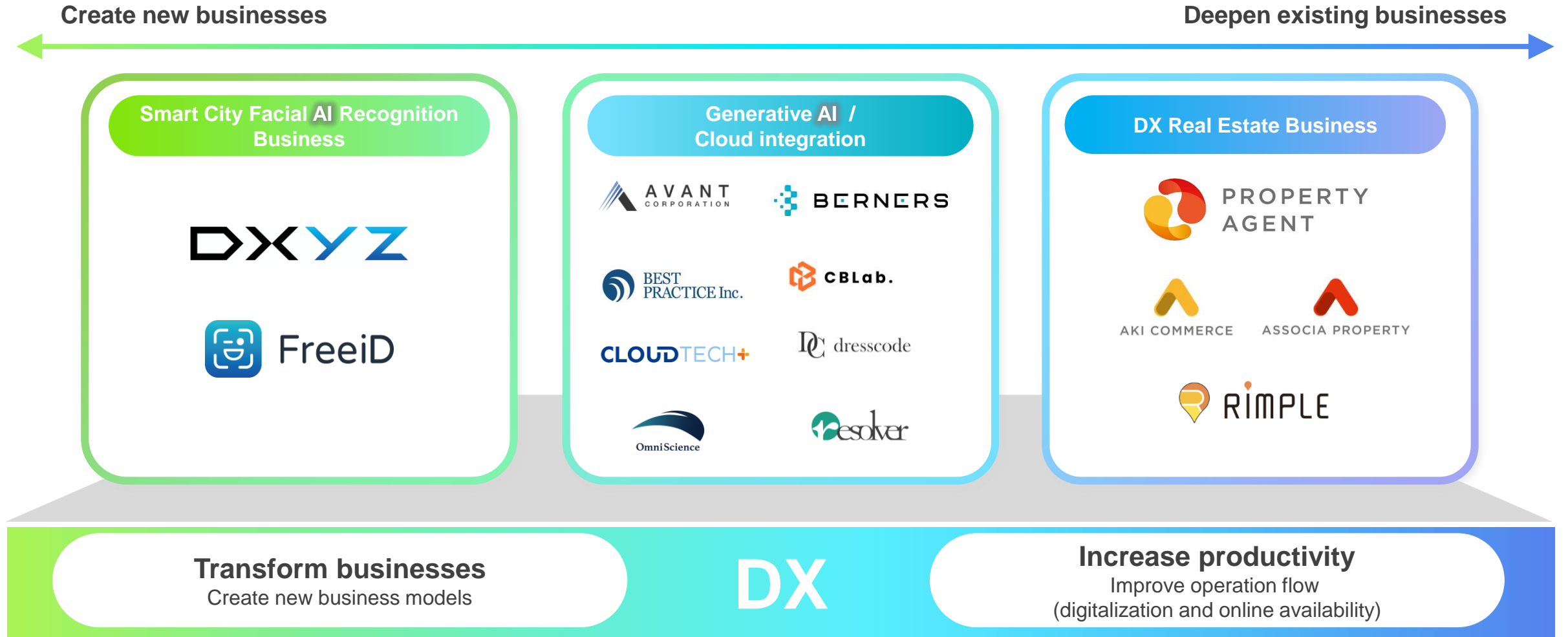


[Career] Joined VSN Co., Ltd. (currently AKKODiS Consulting Ltd.) She gained experience in a variety of areas, including the start-up of businesses and new divisions, sales, and back-office work. Following her appointment as an executive officer in 2013, she was responsible not only for organizational management but also for formulating medium-term management plans from a company-wide perspective. In 2022, she also served as a director of Modis Business Support Co., Ltd., a special subsidiary. In 2024, she joined MeetsMore Inc. as the personnel manager, and assumed her current position in December 2024.

5. Business Details and Future Outlook

Businesses developed by the Group

Deepen core businesses and create new businesses with DX as their foundation.



Examples of facial recognition services in Japan

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



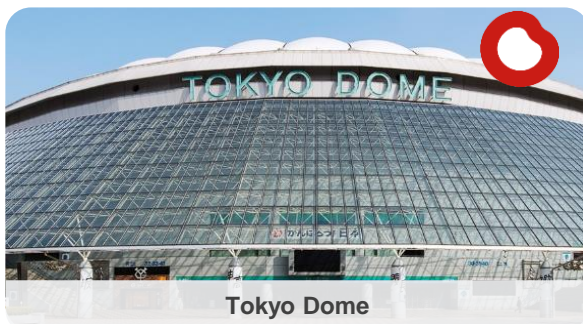
Tokyo Olympics



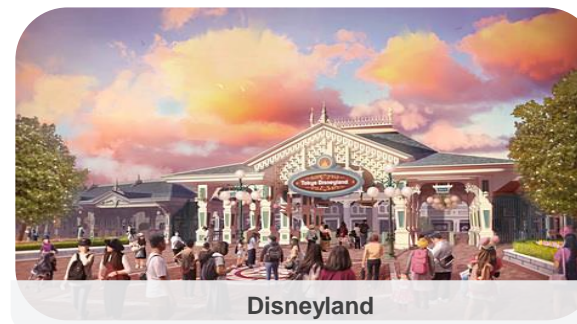
Fuji-Q Highland



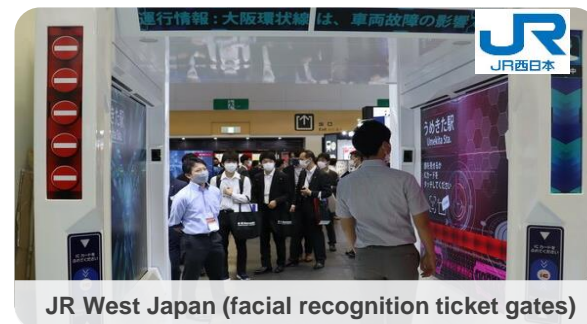
Haneda Airport



Tokyo Dome



Disneyland



JR West Japan (facial recognition ticket gates)



B League



KINDAI University




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

Main cases of providing the facial recognition service “FreeiD”

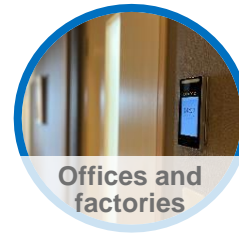
DX Promotion
Business

Solution

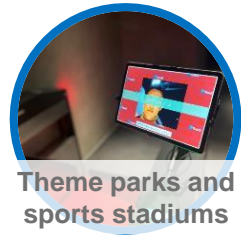
Access
management




Condominiums



Offices and
factories



Theme parks and
sports stadiums



Nursery schools




Logistics

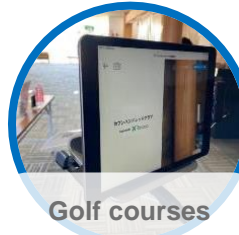


Construction
sites

Identity
verification




Lockers



Golf courses


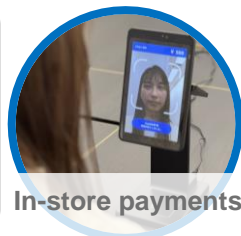


Facility receptions

Linked to “my
number” ID card



Payment

In-store payments



Staff-free stores



Platform

Provision of facial ID infrastructure
without FreeiD app.

人を、想う力。街を、想う力。



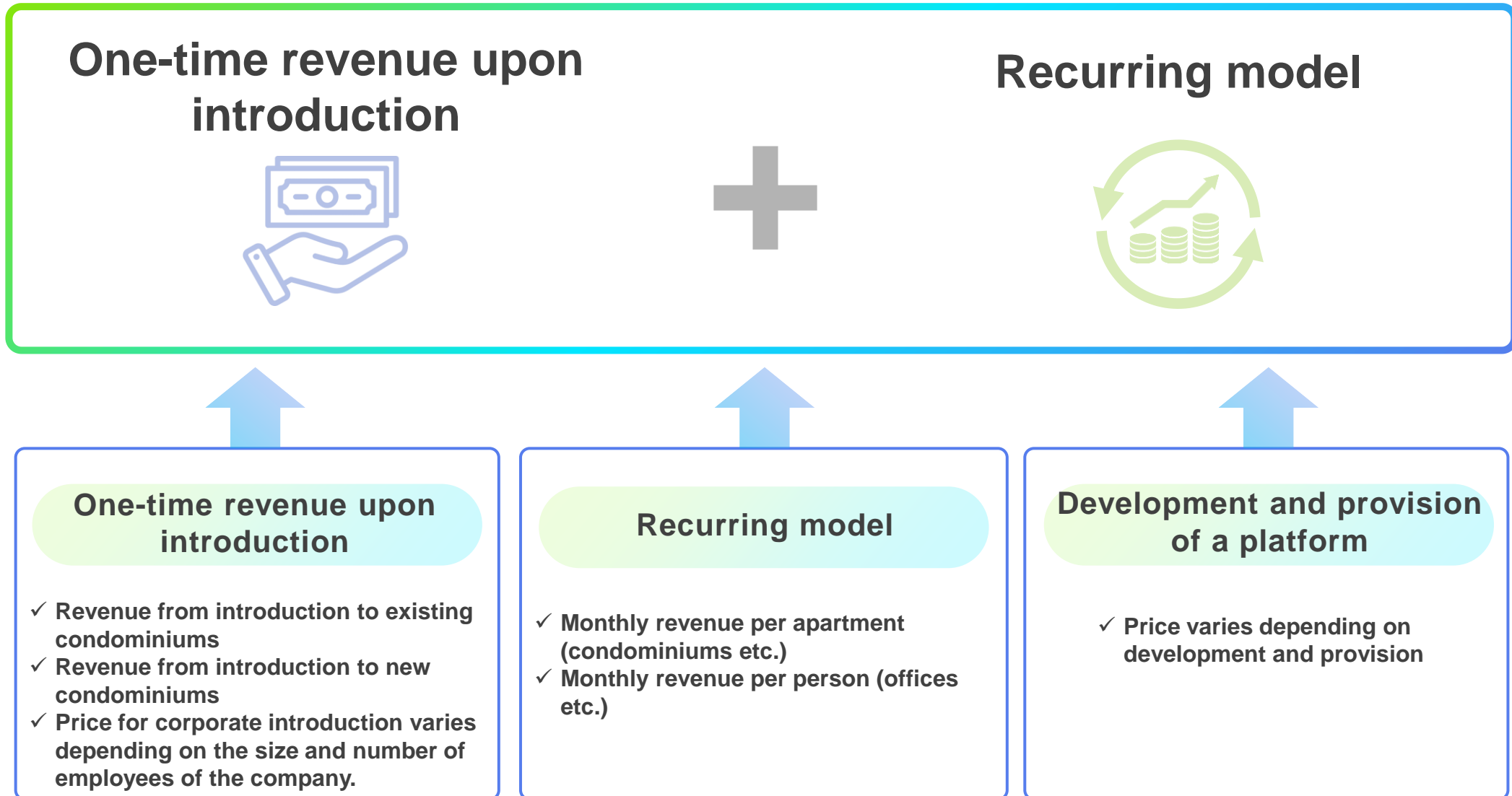
Machi Pass

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.”

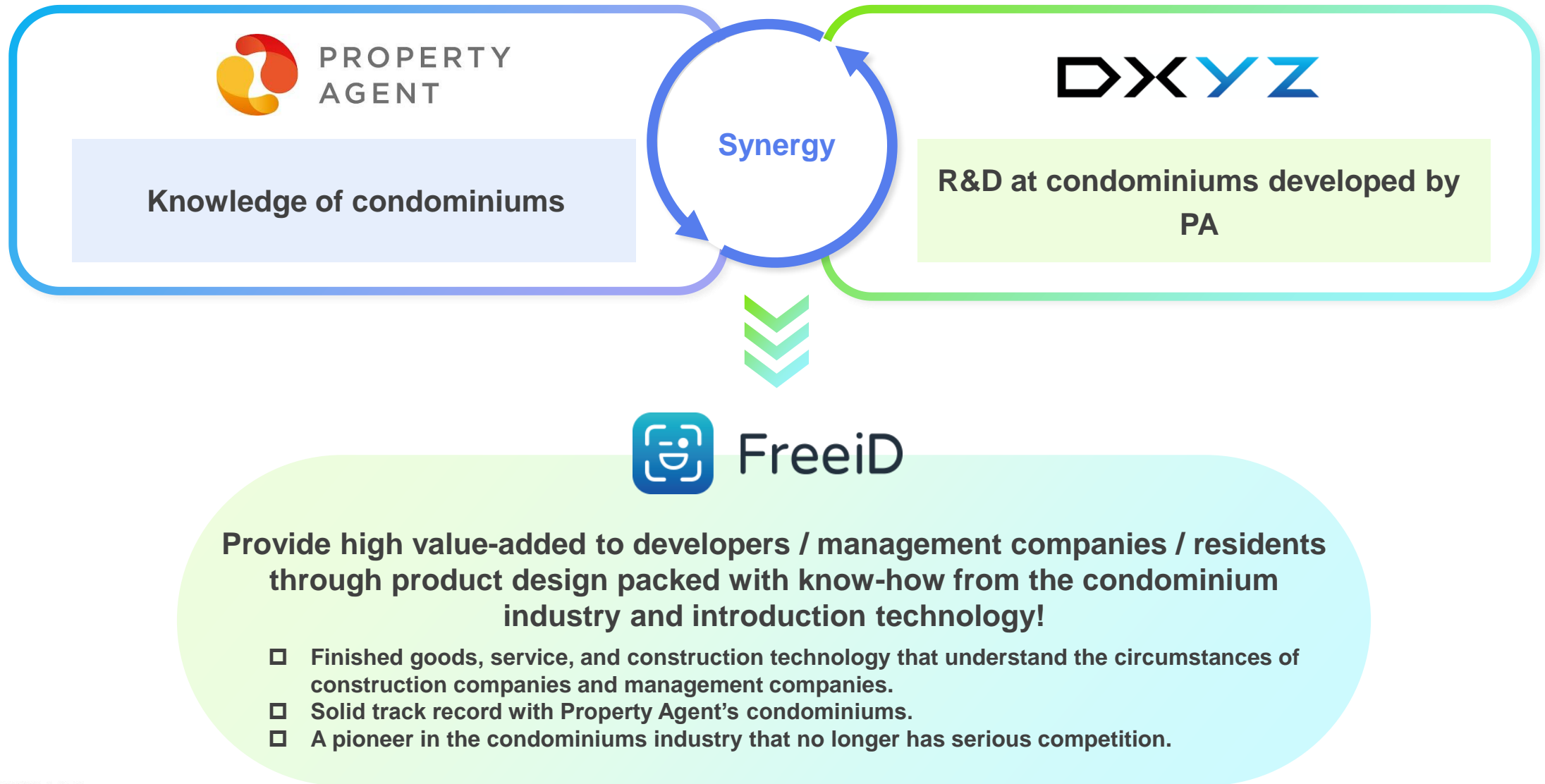


Reasons why FreeiD has been chosen

DX Promotion
Business



DX Real Estate
Business



What sets FreeiD apart: “management system and operations”

DX Promotion
Business



DX Real Estate
Business

Points that developers and management companies like

FreeiD プロパティ管理

プロパティエージェント PM課 プロパティエージェント賃貸管理部門 (PM) ▼

FreeiD/内見Onetime/内見Onetime一覧 新規作成

検索条件

名前: 田中太郎 マンション: 選択してください 物件: 選択してください

利用開始日時: 利用終了日時:

ステータス: 選択してください 仲介会社: 選択してください

検索

2814件中 1~50件表示

マンション名	物件名	利用期間	仲介会社
XYZレジデンシャル五反田	1303号室	2025年1月22日 18:30 ~ 2025年1月22日 19:00	株式会社VI
フリースタイルマンション赤羽	503号室	2025年1月13日 14:00 ~ 2025年1月13日 14:30	株式会社KE
XYZマンション杉並	601号室	2025年1月13日 14:00 ~ 2025年1月13日 14:30	株式会社KE
クレイシアXYZ麻布	901号室	2025年1月13日 11:30 ~ 2025年1月13日 12:00	株式会社VI
XYZマンション杉並	403号室	2025年1月13日 14:30 ~ 2025年1月13日 15:00	株式会社ミ
フリースタイルマンション川崎	601号室	2025年1月12日 19:00 ~ 2025年1月12日 19:30	株式会社工
XYZレジデンシャル五反田	1303号室	2025年1月12日 16:00 ~ 2025年1月12日 16:30	株式会社VI
XYZマンション北参道 III	1303号室	2025年1月12日 19:00 ~ 2025年1月12日 19:30	株式会社VI

Contribute to productivity improvement by providing a management system based on the business process / management process of developers and management companies!

(1) No need to deal with lost keys

- No need to exchange physical keys at the start and end of tenancies, reducing costs!
- No need for physical key management process during viewings!
- Zero work dealing with lost keys! Minimize security risks.

(2) No risk of subleasing or vacation leasing

- Reduces the risk of subleasing with an entry and exit history that can confirm your identity!
- Vacation leasing is not possible, so the security of managed properties is improved!

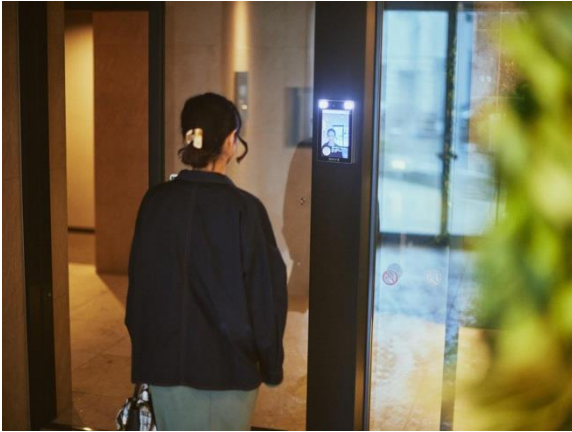
What sets FreeiD apart: “All facial recognition condominiums”

DX Promotion
Business



DX Real Estate
Business

Points that residents like



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 up and down to the residential floor is automatic.
- 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

- Introduced FreeiD to 153 condominium buildings (as of the end of December 2024).
- 97% user satisfaction in resident survey.

Spread of Japan's first*¹ facial recognition condominiums

Number of condominium buildings with FreeiD

153 buildings

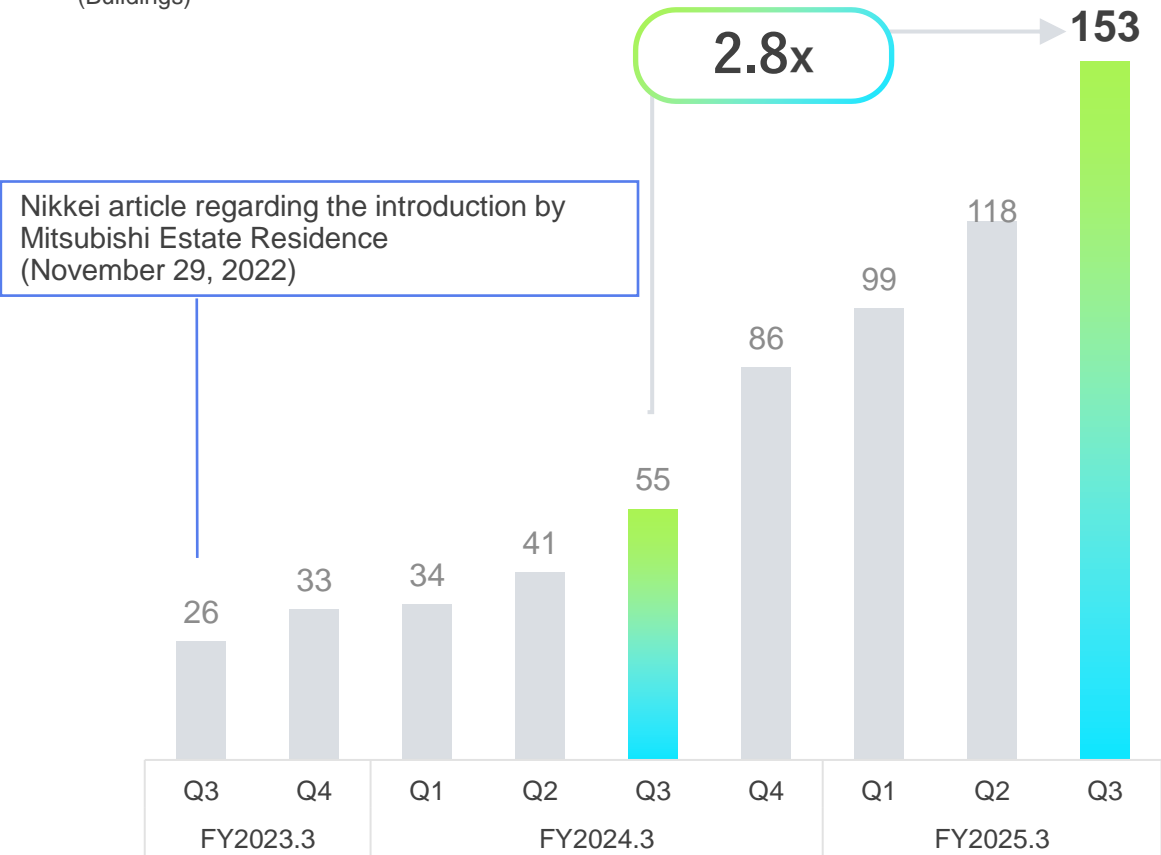
Number of companies

62 companies



Number of condominium buildings with FreeiD

(Buildings)



*1 "CRACIA IDZ GAKUGEUDAIGAKU," completed in January 2021, is the first all facial recognition condominium in Japan (based on our research). Results are as of the end of December 2024.

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

*Patented



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

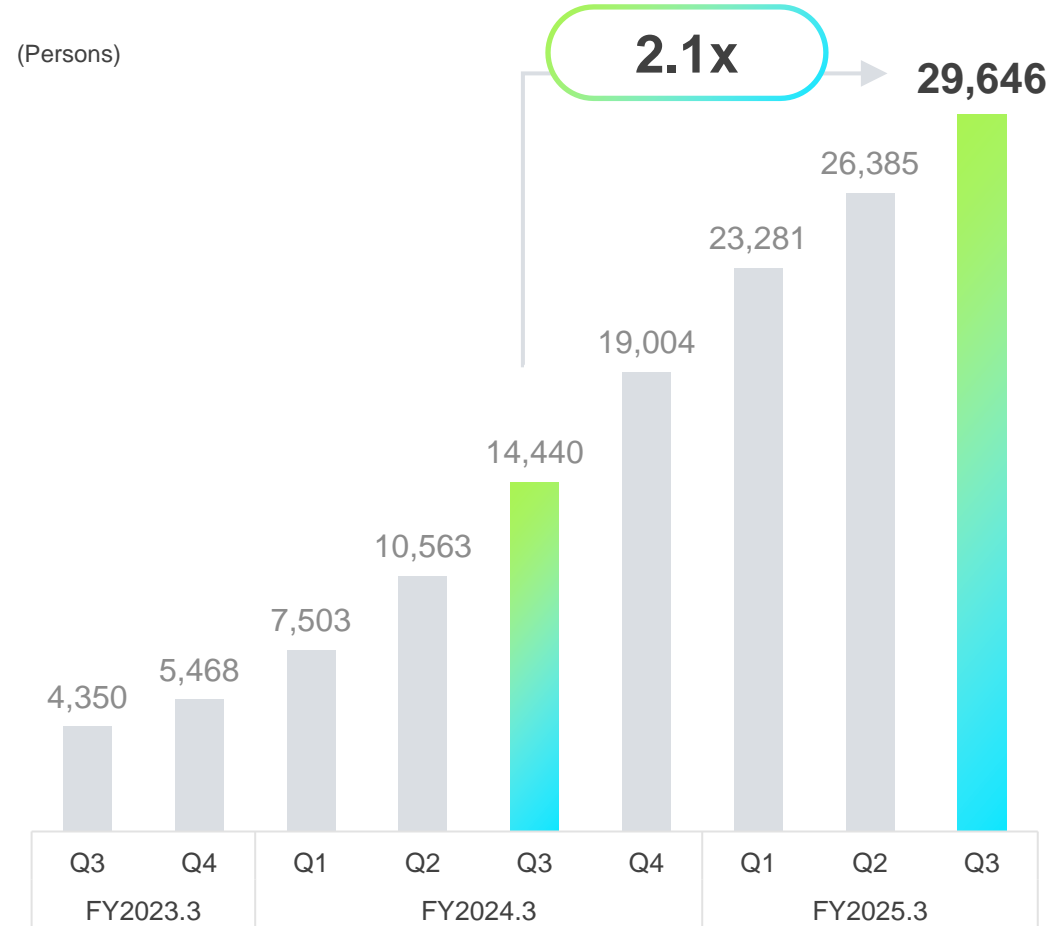


Facial recognition entry into Skybox for fan club members

Facial recognition platform “FreeiD”

DX Promotion
Business

Number of “FreeiD” users



Number of solutions



List of facial recognition patents

MIGALO HOLDINGS and DXYZ patent information

Compatible with various facial recognition engines using single recording of facial information
(Patent Number 6839313)



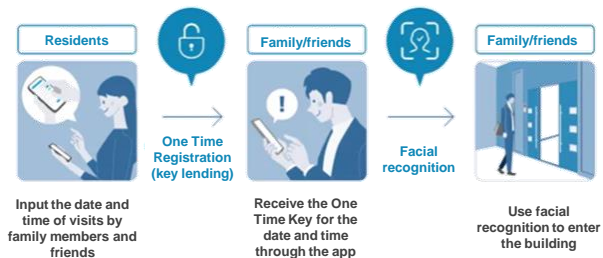
Granted patent for facial recognition system for offices
(Patent number 6804678 and 6896131)

- Control entry into offices and visits to facilities without the need for physical employee IDs and ID cards.
- Automatically unlock doors and manage entry into individual units with facial recognition.



Granted patent for facial recognition system for condominiums
(Patent number 6690074, 6799223, and 6858914)

- Unlock entrance, parcel delivery box, elevators, and front door with “facial pass.”
- Includes One Time (key lending) function that allows family members and friends who do not live in the residence to unlock doors.



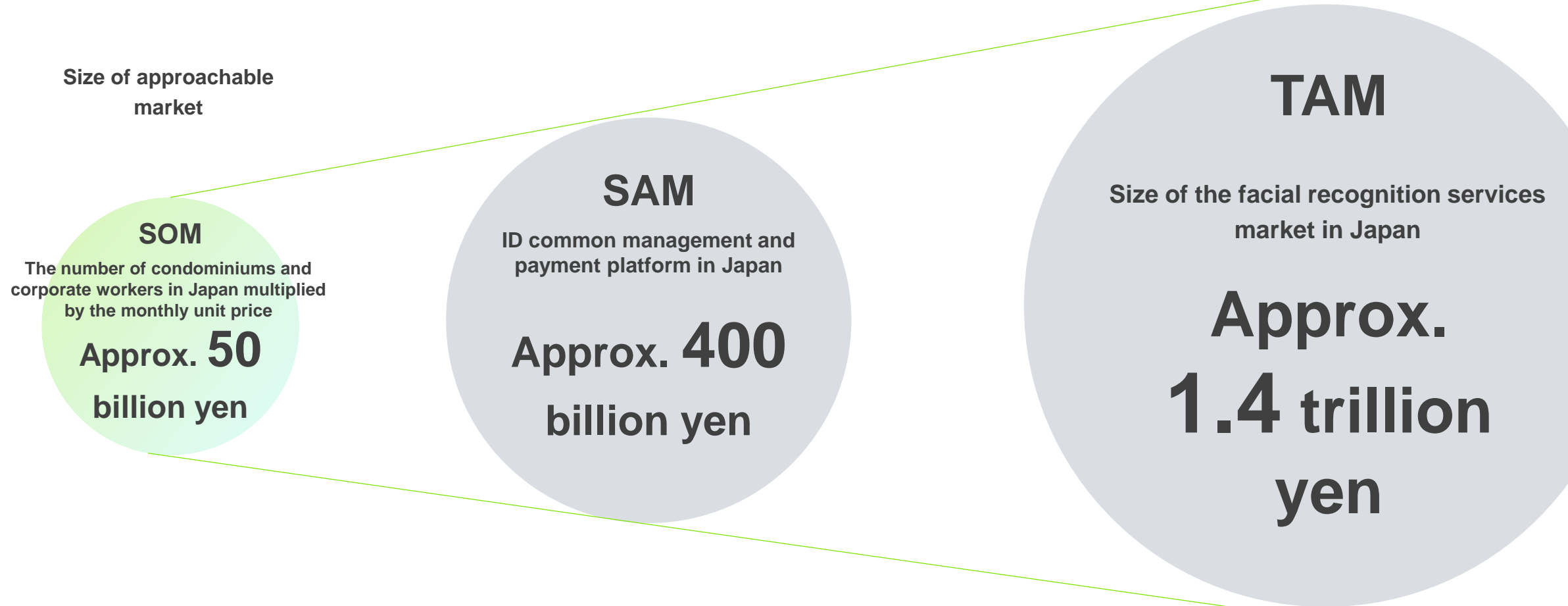
DX Promotion
Business

DX Real Estate
Business

Patent number	Invention name	Registration date
6690074	Facial recognition method, facial recognition system, program, and storage media	Apr. 2020
6799223	Facial recognition method, facial recognition system, program, and storage medium	Nov. 2020
6804678	Facial recognition method, facial recognition system, program, and storage medium	Dec. 2020
6829789	Management server, delivery management method, program, and storage medium	Jan. 2021
6839313	Facial recognition method, program, storage medium, and facial recognition system	Feb. 2021
6858914	Information processing method, information processing system, program, and storage medium	Mar. 2021
6896131	Facial recognition method, facial recognition system, program, and storage medium	Jun. 2021
6985460	Recognition system	Nov. 2021
7038877	Facial recognition system and program	Mar. 2022
7038887	Facial recognition system and information processing method	Mar. 2022
7055924	Facial recognition system and program	Apr. 2022
7096939	System, facial recognition platform, and information processing method	Jun. 2022
7096941	Bar and restaurant system and information processing method	Jun. 2022
7151015	Program, computer, and information processing	Sep. 2022
7230074	Recognition system	Feb. 2023
7245377	Facial recognition system and program	Mar. 2023
7336572	Information processing system, program, and information process method	Aug. 2023
7355790	Program, system, and information processing method	Sep. 2023

DX market size (size of facial recognition market)

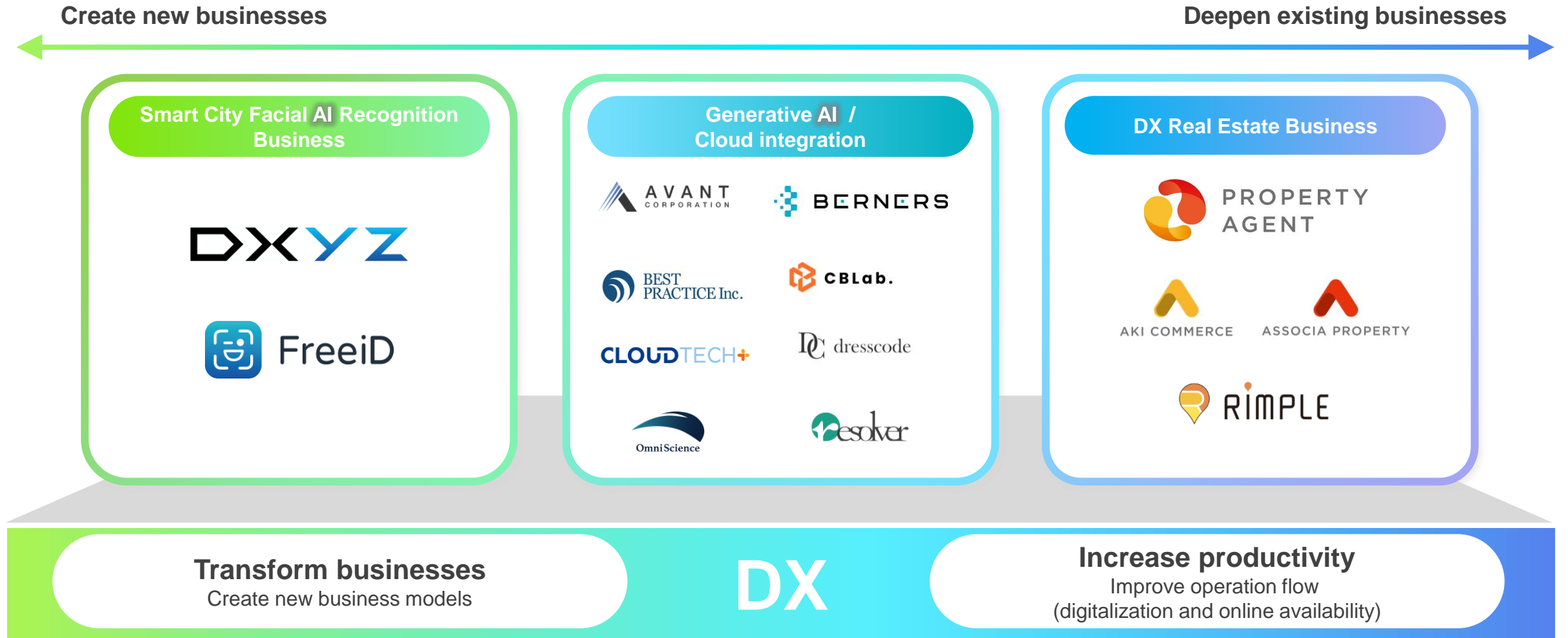
The market size that can actually be approached is expected to be approximately 50 billion yen, and there is still room for expansion.



Source: "Domestic Market Research on Digital ID / Authentication Solutions" and "Digital ID / Authentication Solutions Business Market Research Handbook 2022" by Fuji Chimera Research Institute, Inc.

Businesses developed by the Group

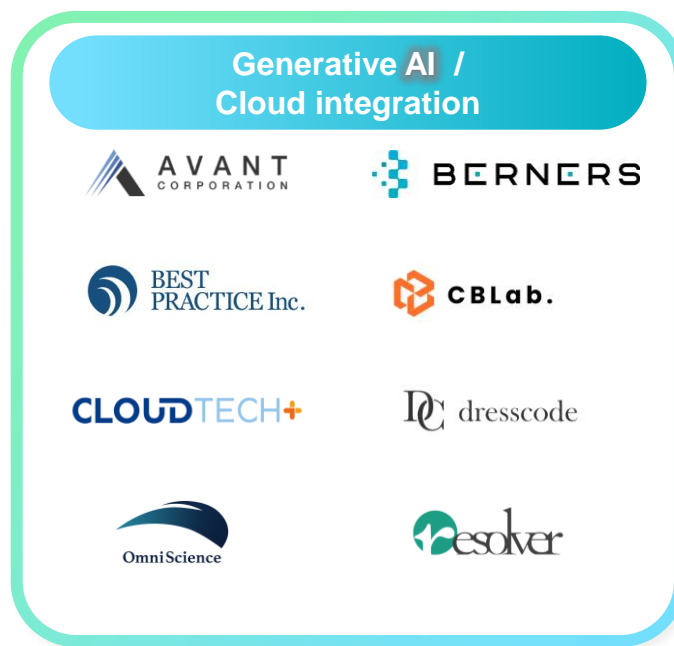
Deepen core businesses and create new businesses with DX as their foundation.



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 FB 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

Results of support by the DX Promotion Business

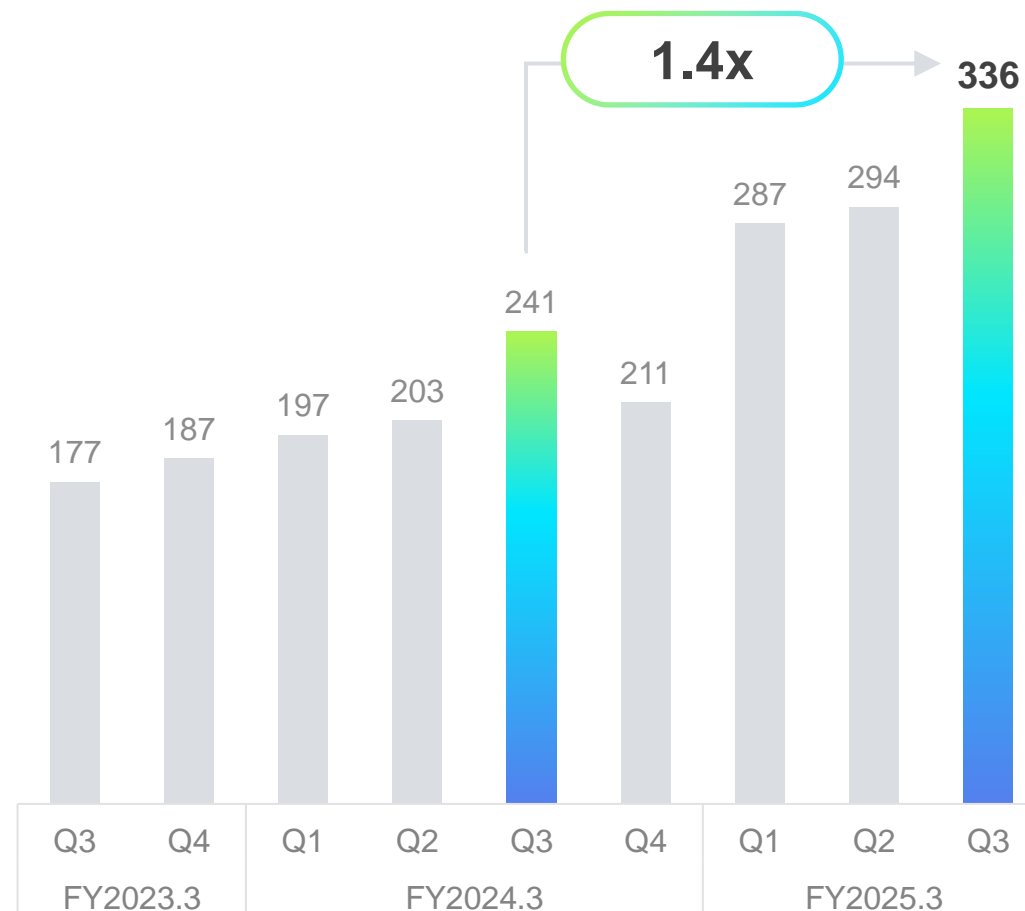
DX Promotion
Business

Number of DX promotion and support services provided

193 companies (YoY: +57)



Number of active SI projects



DX market size (system development market size)

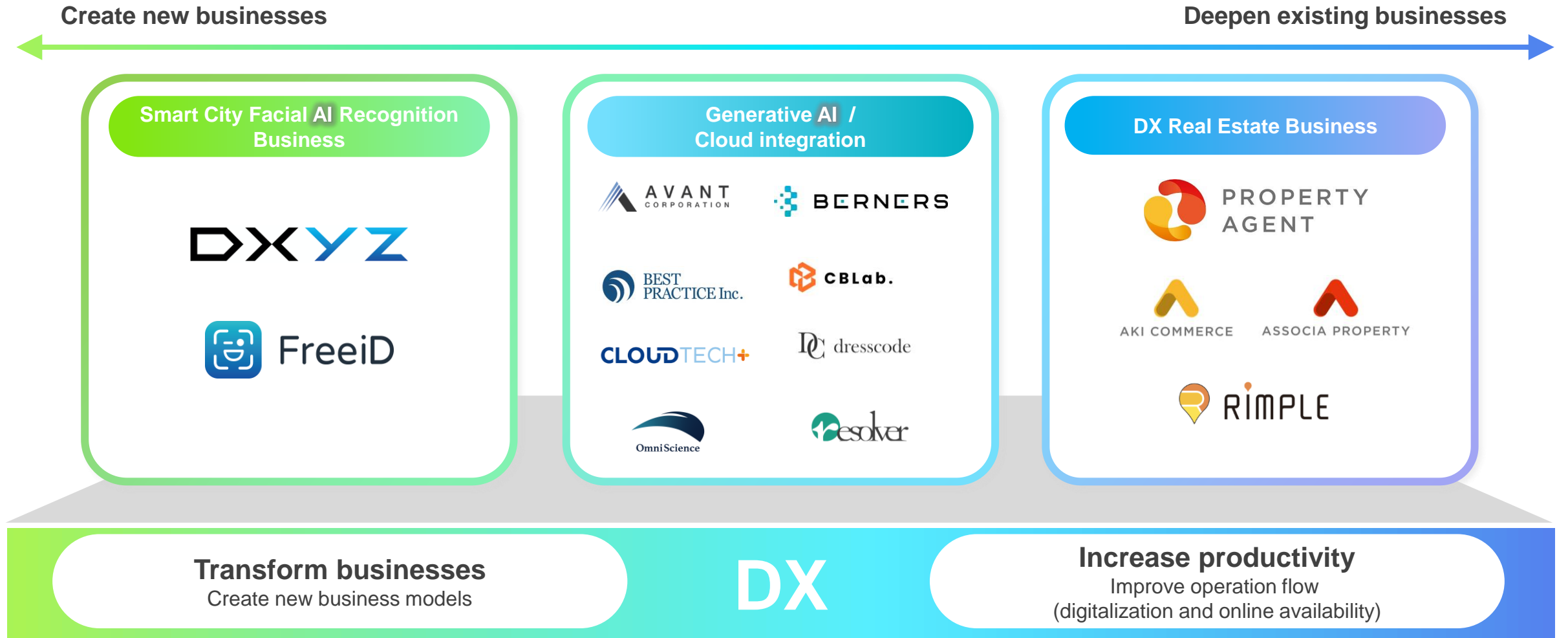
The market size that can actually be approached is large, and there is still room for expansion, given that it is a growing market.



Source: IDC Japan corporation, "Domestic IT Market Industry Sector Forecast 2022-2026" / Fuji Chimera Research Institute, "2022 Digital Transformation Market Future Outlook" / Fuji Chimera Research Institute, "2023 Cloud Computing Present Situation and Future Outlook."

Businesses developed by the Group

Deepen core businesses and create new businesses with DX as their foundation.



Property information by segment in the DX real estate business

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 200-400 million yen CAP around 5%



Business core (Number of DX Real Estate Members)

DX Real Estate
Business

We have deployed platforms tailored to customer needs, including the real estate investment crowdfunding “Rimple” and the real estate investment 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.



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.

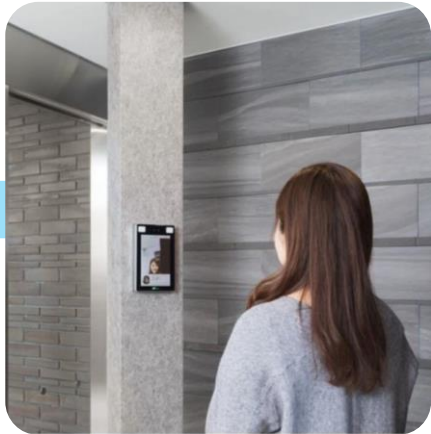
Number of DX Real
Estate Members

183,035 persons
(YoY : +6,892 persons)

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

If there is a parcel, indicates
there is a parcel and
automatically unlocks box
using facial recognition



Elevator

Safe unlocking with facial
recognition
Automatically selects
residence floor

Residents-only space



Unit door

Automatic unlock using
facial recognition

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

DX Promotion
Business



DX Real Estate
Business

Residents

Family members living in same residence

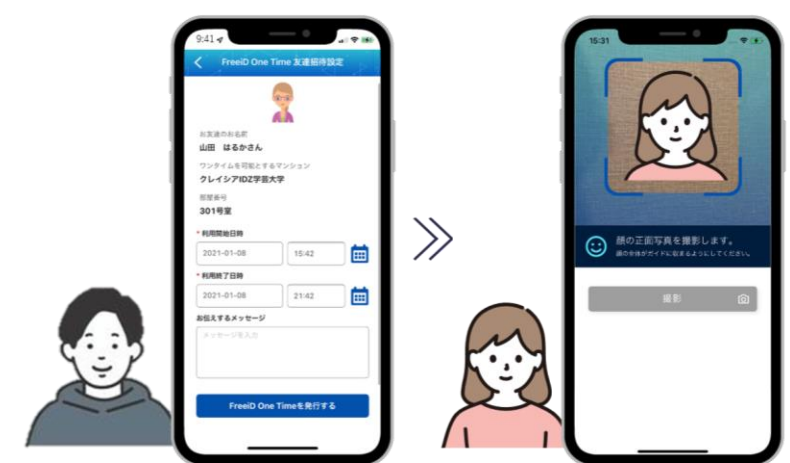
Family and friends



- 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” when people visit

Japan's first key-free "all facial recognition condominium" with monitoring function

DX Promotion
Business

DX Real Estate
Business

Register family

Can easily take and update photo of children's faces with FreeiD app



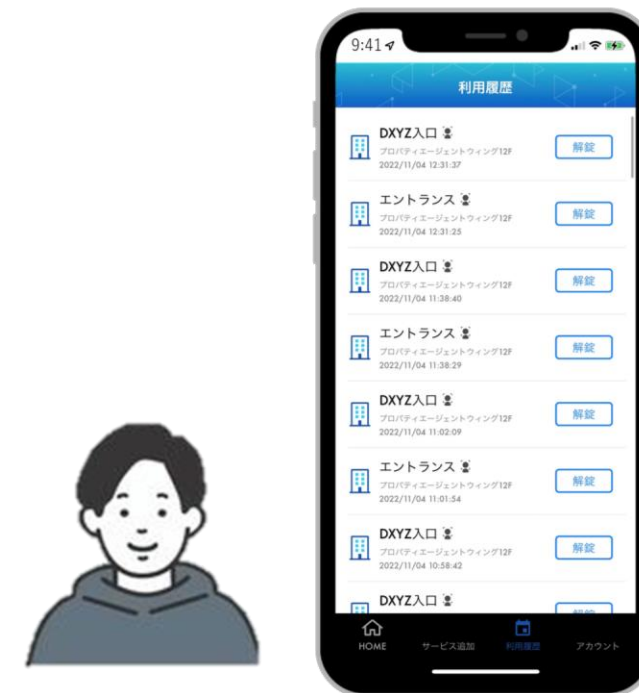
Facial recognition at home

Provides greater peace of mind and safety than providing a physical key



Check authentication log

Check that child got home safely using FreeiD app



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

Q. Is facial recognition more convenient than conventional keys?

97% of residents answered yes



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!**

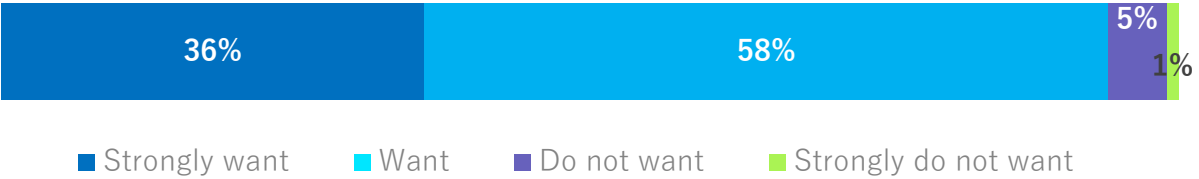


A. I realized that paying attention to keys was **bigger** than I thought it was.

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

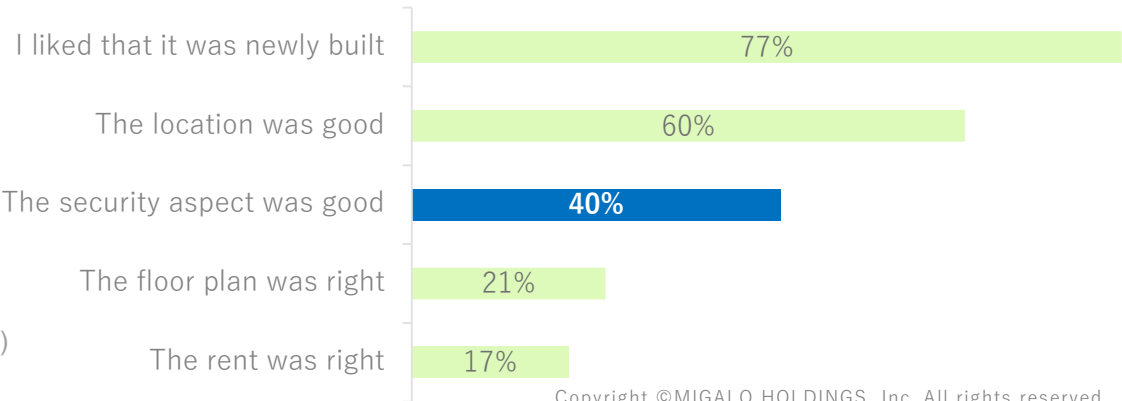
Q. Do you want facial recognition at the next property you live in ?

94% of residents answered yes



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

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



Previous fiscal year review and current fiscal year initiatives

DX Promotion
Business

DX Real Estate
Business

Summary of
release

The properties we are developing are facial recognition condominiums that come standard with the facial recognition platform FreeiD. It has been confirmed that this increases rents and property value because of the greater convenience for residents. Kazuhiro Mihara, the president of Nihonbashi Real Estate Appraisal Synthetic Office, Ltd., which conducts real estate appraisals, has commented that lease data shows the rent for facial recognition apartments is on average 3%-5% greater than the market average for the area and that being the first to introduce the technology tends to increase the asset value of the property. → Selling prices may increase starting next fiscal year.

DXYZ
顔認証、導入予定含め約120棟
不動産価値の向上にも

顔認証プラットフォーム事業を行うDXYZ（デイクシーズ・東京都新宿区）が提供する顔認証プラットフォーム「FreeiD（フリード）」の導入済みの物件が、10月末時点で40棟となった。新築の賃貸や分譲マンションを中心に引き合いが増加しており、導入

予定を含めると約120棟となる。FreeiDは、専用アプリで顔情報を登録することで、物理鍵を使わずにエントランスから宅配ボックス、エレベーター、住戸までの解錠を可能にする。オフィスをはじめ保育園、テーマパーク、ゴルフ場など、自宅

4年からは、顔認証を通じた決済サービスの提供を予定している。

導入理由の多くは、入居者の利便性が向上することによる、賃料の上昇や物件の価値向上が見込めるからだ。不動産鑑定を行う日本橋鑑定総合事務所（東京都中央区）の三原一洋社長は「顔認証システムがある物件の賃料を周辺相場と比較すると、平均して3〜5%ほど高い賃料で成約している」と語る。

直近では、同年1月竣工予定の三菱地所レジデンス（東京都千代田区）が手がける賃貸マンション「ザ・パークハビオ新栄」におけるFreeiDの導入が決まっている。

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Zenkoku Chintai Juutaku Shinbun (Japan Rental Housing Newspaper)
(Nov. 20, 2023 Edition, Page 8 “Products and Services”)

“Facial pass” condominiums selected

Summary of
release

The Facial Pass Condominium that introduced DXYZ’s “FreeiD” was selected for the feature article “Housing Trends 2024” of *SUUMO New Condominium* (Issue 2024.1.5), a publication by “SUUMO,” one of the largest real estate websites in Japan.

DX Promotion
Business



DX Real Estate
Business



Net migration in Tokyo increased for the third consecutive year

Summary of release

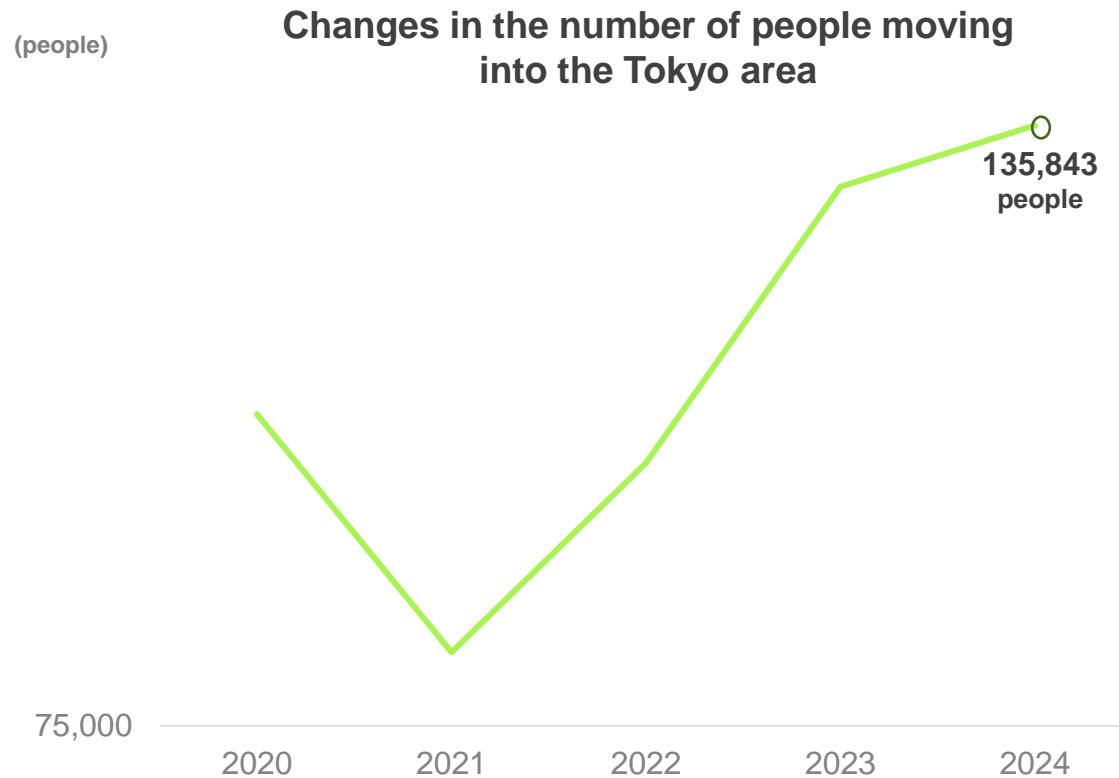
- On January 31, 2025, the Ministry of Internal Affairs and Communications released its Population Activities Report for 2024 based on the Basic Resident Register.
- Many young people have moved to Tokyo due to higher education or employment, accelerating the **concentration of people in Tokyo** for three years in a row.

Population trends in Tokyo in the last year

Number of new residents: 461,454

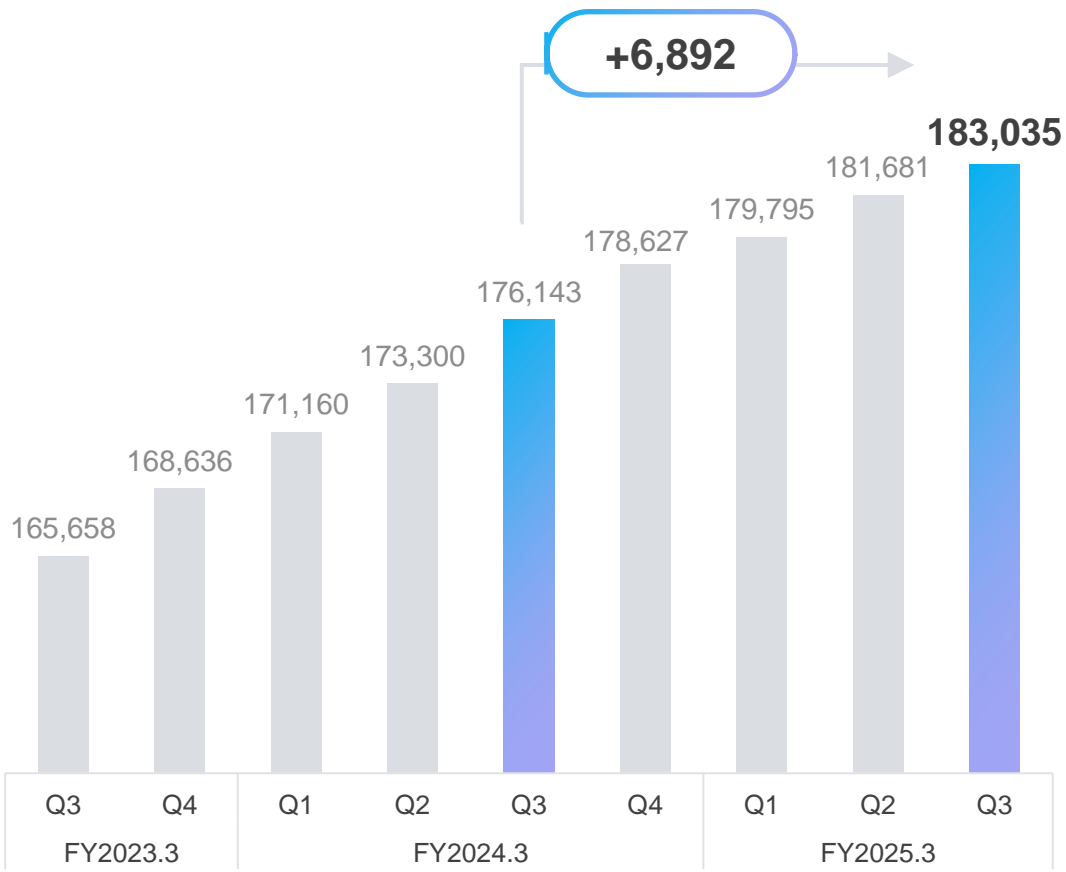
Number of people moved out: 382,169

79,285 net migration



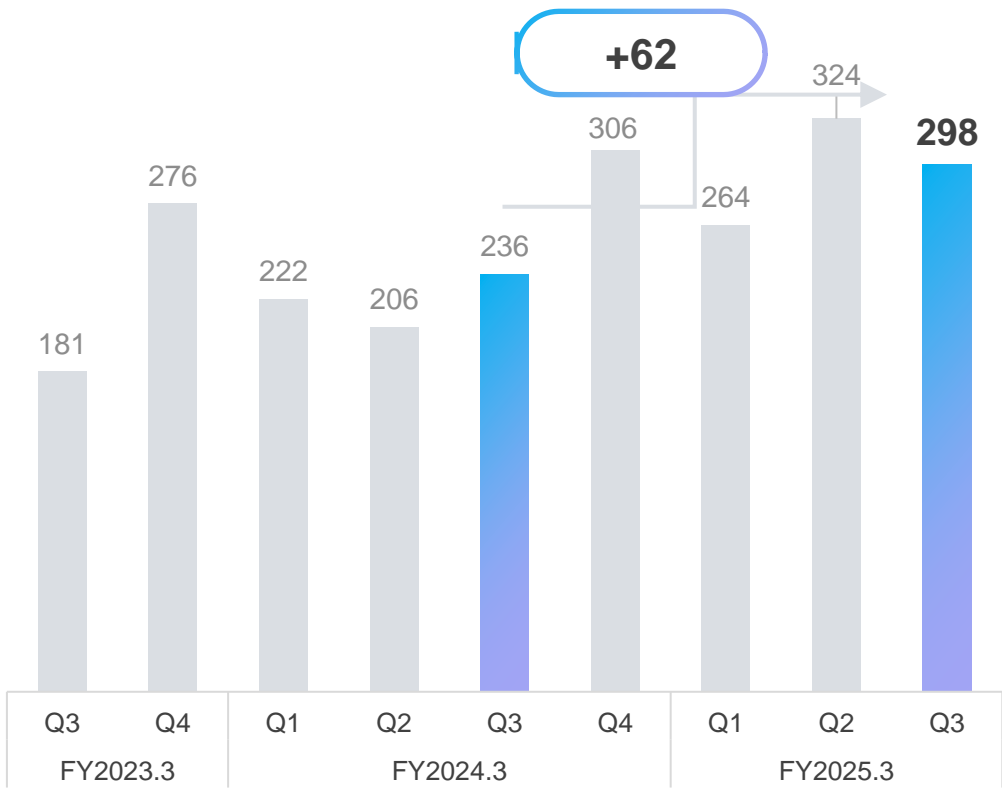
DX Real Estate members

(people)



Trend in the number of sales contracts

(contracts)

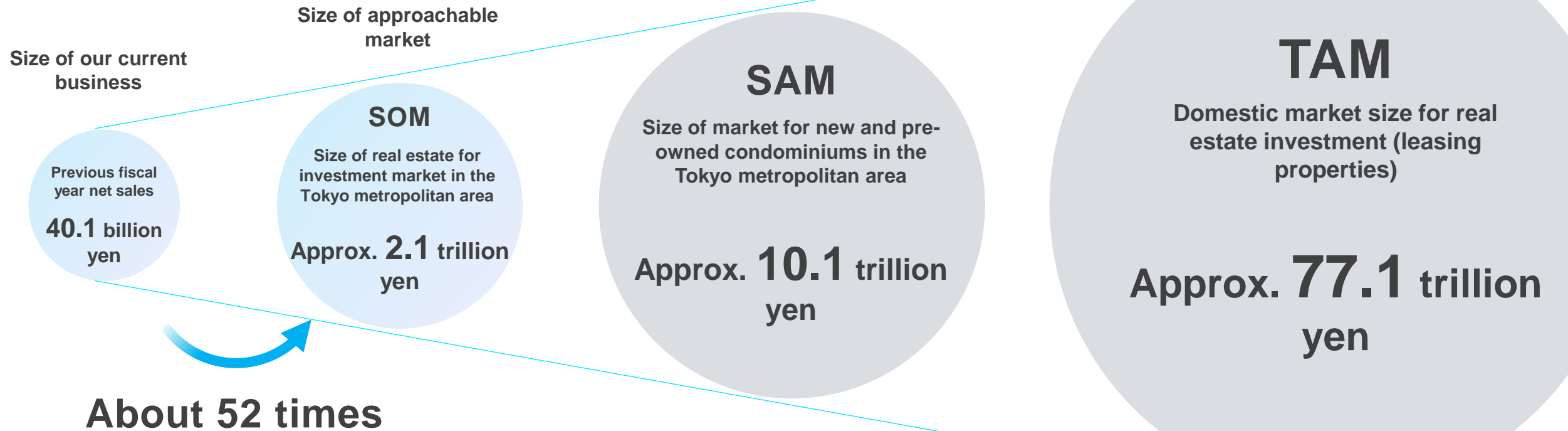


*From FY2025.3 Q1, the number of DX real estate members has been adjusted retroactively due to a change in the calculation method.

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

Market size

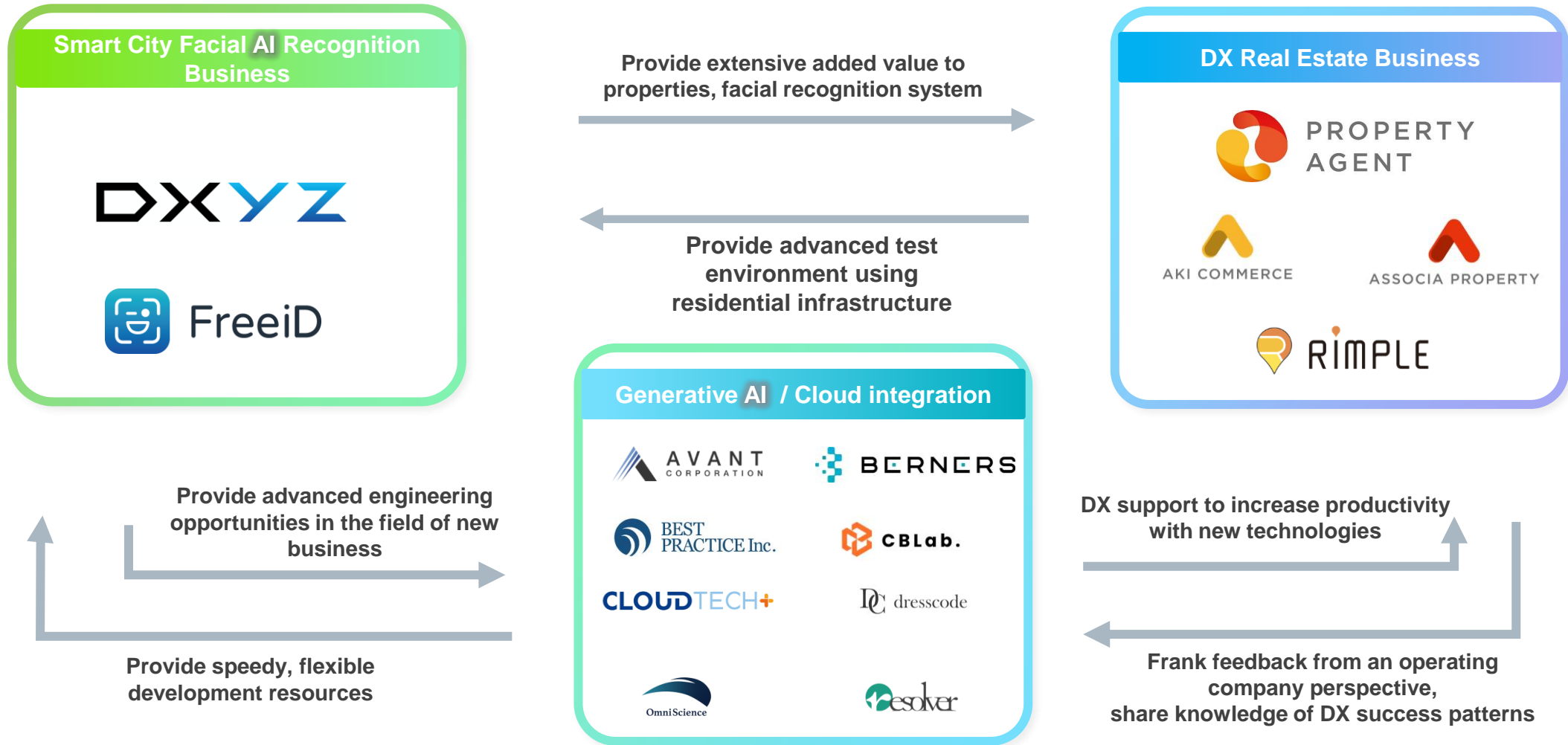
There is still room to expand the business as the size of the potential market is about 52 times that of previous fiscal year's net sales, and we are working to expand our share through the development, sale, and management of real estate properties with the goal of net sales of 100.0 billion yen.



Source: NLI Research Institute, Real Estate Market Report Japan real estate market size (18 July 2023)/ Calculated from Statistics Bureau of the Ministry of Internal Affairs and Communications: Survey of Service Industry Trends, May 2022 (preliminary). Real Estate Economic Institute Co. Ltd. Metropolitan investment condominium market trends. / Tokyo Kantei, Market trends for new and used condominiums (metropolitan area)

Synergies between the Group's businesses

DX promotion business and DX real estate business form a **business structure that makes it possible to generate synergies between the two businesses.**



Medium- to long-term growth target

In response to DX Promotion Business' projected achievement of over 3.5 billion yen in FY2025.3, we will **strive to achieve the net sales target of 5 billion yen** for FY2027.3, which aims to maintain a high growth rate, ahead of schedule. If it becomes clear that we will **achieve the challenge**, we will **consider offering shareholder benefits** for FY2026.3.

DX Promotion
Business

Expand facial
recognition and cloud
integration

DX Real Estate
Business

Provide value-added pre-
owned condominiums for
investment purposes



DX Real Estate Business
Net sales FY2029.3

100.0 billion yen

FY2026.3



DX Promotion Business
Net sales FY2027.3

Over 5.0 billion yen

Promote DX real estate

Stable, sustainable business

Expand facial recognition and cloud integration

New and developed growth businesses

Become a pioneer in new value
creation through DX promotion

6. FY2025.3 Return to Shareholders

Shareholder benefits

Notice regarding change (substantial expansion) of shareholder benefits to commemorate the first anniversary as MIGALO HOLDINGS

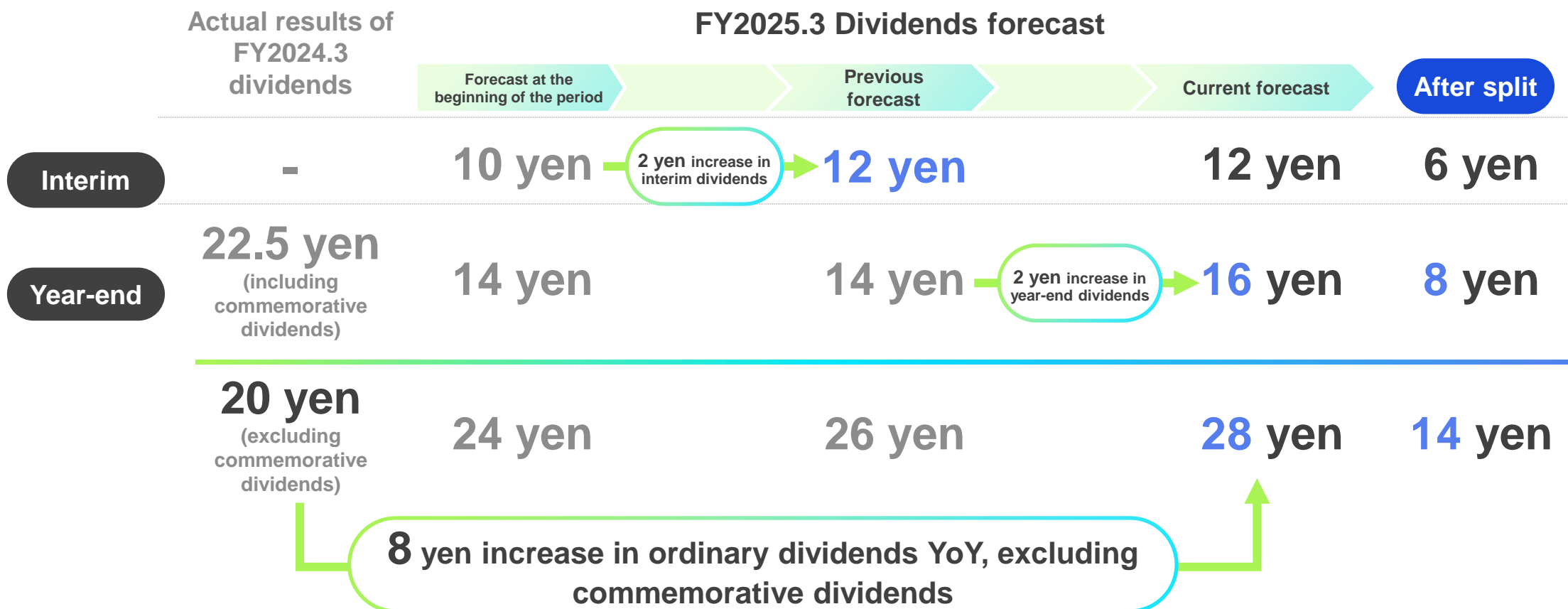
- We transitioned to a holding company structure on October 2, 2023, and strengthened and promoted business development centered on DX.
- To express our gratitude to our shareholders for their support in completing the important first year of our new start with faster business growth and greater corporate value than expected, we decided to offer a special benefit to our shareholders in commemoration of the Company's first anniversary.
- We expanded the content of the 1st anniversary special benefit plan for shareholders due to the fact that the initial performance of FY2025.3 exceeded that of the forecast.
- Regarding **shareholder benefits for FY2026.3, we plan to proactively consider them when DX Promotion Business's net sales target for FY2027.3 is expected to be achieved ahead of schedule.**

	<Before change>	<After change>
Target	Shareholders listed or recorded in the shareholder register as of the end of March 2025 (record date) who hold one unit (100 shares) or more of the Company's common shares.	Shareholders listed or recorded in the shareholder register as of the end of March 2025 (record date) who hold at least two units (200 shares) of the Company's common shares.
Contents	A QUO card worth 1,000 yen will be presented to each eligible shareholder.	A QUO card worth 5,000 yen will be presented to each eligible shareholder.
Timing	Scheduled to be sent together with the documents related to the Company's 2nd Ordinary General Meeting of Shareholders in June 2025.	Scheduled to be sent together with the documents related to the Company's 2nd Ordinary General Meeting of Shareholders in June 2025.

*Shareholder benefits to commemorate the Holdings' first anniversary will be offered only once.

Return to shareholders (dividends)

- In accordance with the stock split resolution on December 23, 2024, the forecast for year-end dividends for FY2025.3 announced on November 7, 2024 has been revised.
- After taking into account the stock split on March 1, 2025 (resolution on December 23, 2024), the year-end cash dividends per share after the stock split will be 8.00 yen, which is essentially unchanged from the year-end cash dividends per share of 16.00 yen for forecast announced on November 7, 2024.

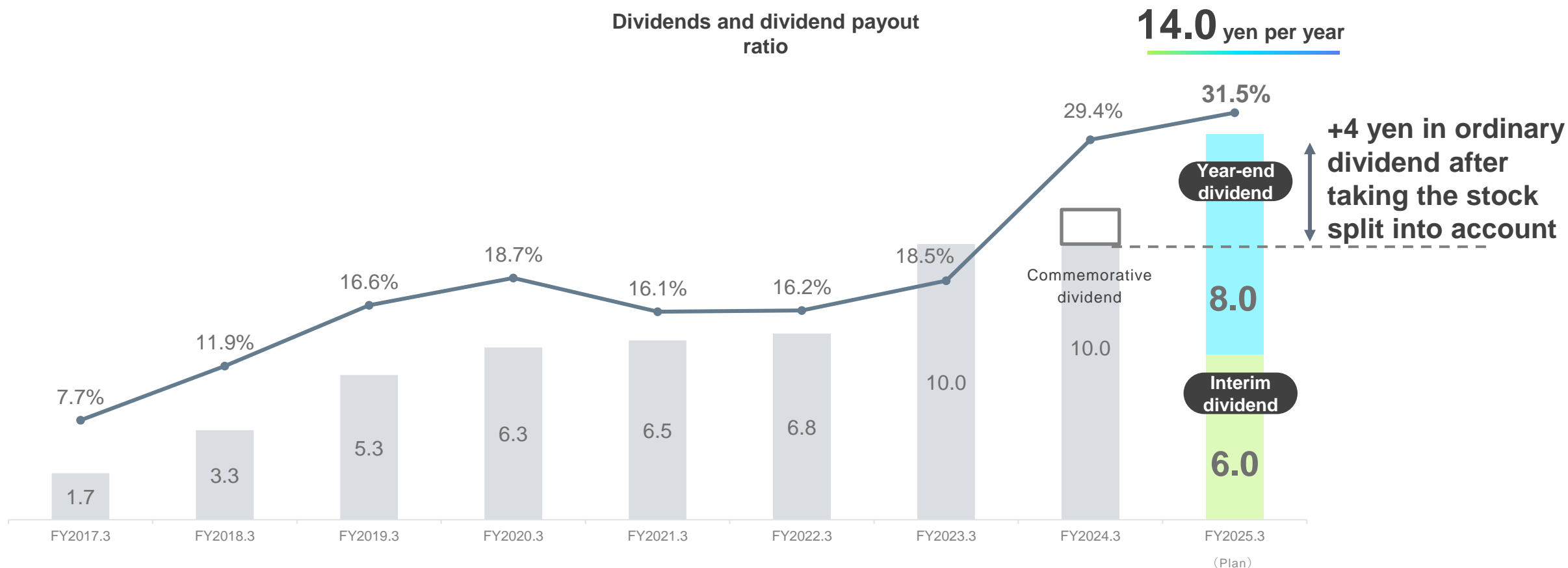


Return to shareholders (after 2025.3.1 stock split)

- The forecast for year-end dividends for FY2025.3, announced on November 7, 2024, has been revised due to the stock split.
- This revision of the dividend forecast is a revision of the forecast of dividends per share due to an increase in the total number of issued shares as a result of a stock split. There are no substantial changes to the forecast for year-end dividends of 16.00 yen per share announced on November 7, 2024.

*Dividends per share from FY2017.3 to FY2024.3 are the amount after taking into account the stock split (1:2) on March 1, 2025.

Dividends and dividend payout ratio



7. News

Condominiums x facial recognition

Summary of
release

Decision to install DXYZ's "FreeiD" in ITOCHU Property Development's CREVIA RXE series

Introduction of "FreeiD" in the "Crevia RXE" series

- ITOCHU Property Development's rental brand "CREVIA RXE" series provides comfortable and functional housing utilizing the know-how of its condominiums sales operations. "FreeiD" will be introduced to "CREVIA RXE Nishi-magome", the third building following "CREVIA RXE Nishi-sugamo" and "CREVIA RXE Kinshicho."
- "CREVIA RXE Nishi-magome" is an 8-story rental condominium with a total of 67 residences that is scheduled for completion in February 2025. "FreeiD" will be introduced to doorways and parcel delivery boxes for convenience and high security.

[CREVIA RXE Nishi-magome property overview]

Address: Nakaikegami 1, Ota-ku, Tokyo

Access: 12-minute walk from Nishi-magome station
on the Toei Asakusa Line.

Structure / Size: Reinforced concrete structure, 8 floors

Number of units: 67

Layout: 1 LDK / 2 LDK / 3 LDK

Apartment area: 39.33m² - 50.97m²

CREVIA RXE HP:

<https://ipd-chintai.jp/>

CREVIA RXE
クレヴィア リグゼ

× FreeiD

DX Promotion
Business



▲ Apartment exterior



▲ Entrance



Summary of
release

DXYZ's "FreeiD" to be introduced to Open House Real Estate's first all facial recognition condominium Introduced to "Open Bloom Oku Asakusa" as the first site with a view to adopting as standard

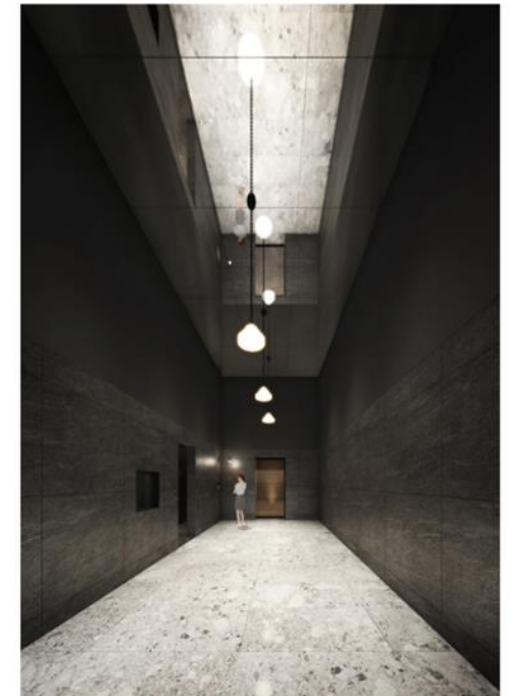
Details of the introduction of "FreeiD" to "Open Bloom Oku Asakusa"

- "Open Bloom Oku Asakusa" is located in an area where life is centered around the shopping district and arcade of Asakusa in Taito-ku, Tokyo. The top floor is a premium floor with 3LDKs.
- This time, for the tenants of the premium floor, the property offers a life of "all facial recognition" where they can move from the entrance to their apartment just with facial recognition.
- This property is the first introduction of "FreeiD" to condominiums developed by Open House Real Estate, but Open House is considering adopting it as a standard in the future.

[Open Bloom Oku Asakusa property overview]

Address: 21-2, Asakusa 5-chome, Taito-ku, Tokyo
Access: 10-minute walk from Tsukuba Express Asakusa station
14-minute walk from Asakusa station on the Tokyo Metro Ginza Line
Structure / Size: Reinforced concrete structure, 10 floors
Number of units: 33

Layout: 1 LDK, 2 LDK, 3 LDK
Apartment area: 30.78m² - 59.83m²
Completion date: December 20, 2024



Summary of
release

MITSUBISHI ESTATE RESIDENCE's office-residential condominiums Decision to introduce DXYZ's "FreeiD" to "The Parkhabio SOHO Yokohama Kannai"

Introduction of "FreeiD" at "The Parkhabio SOHO Yokohama-Kannai"

- "The Parkhabio SOHO" is a rental condominium series with a co-working space that can be used 24 hours by residents, proposing a new lifestyle amid the spread of telecommuting.
- This property, the fifth in the series, is the first MITSUBISHI ESTATE RESIDENCE to be equipped with "HOMETACT*1," a comprehensive smart home service, DXYZ Inc.'s facial recognition platform "FreeiD," and "OPELO," a smart lock provided by OSAKI ELECTRIC CO., LTD. It is an advanced smart home that realizes comfortable and highly convenient living for residents.

*1 Reference: DXYZ's "FreeiD" and MITSUBISHI ESTATE's "HOMETACT" started joint sales of packages (released April 23, 2024).

[The Parkhabio SOHO Yokohama Kannai property overview]

Address: 2-7-2 Hagoromomachi, Naka-ku, Yokohama
Access: 4-minute walk from Kannai station on the JR Negishi Line
4-minute walk from Isezaki-chojamachi station on the Yokohama
Municipal Subway Blue Line
Structure / Size: Reinforced concrete structure, 15 floors
Number of units: 84

Layout: 1R to 2 LDK
Apartment area: 18.30m² - 60.59m²
Property HP:
<https://www.mecsumai.com/tphb-soho-yokohamakannai/>



Summary of
release

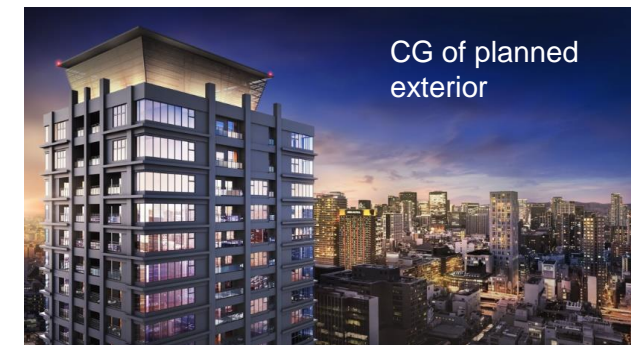
DXYZ's facial recognition platform “FreeiD” introduced to MITSUBISHI ESTATE RESIDENCE highest*1 tower in Shinsaibashi “The Parkhouse Shinsaibashi Tower”

*1 The 35-story condominium is the highest among the condominiums for sale closest to Shinsaibashi station on the Osaka Metro Midosuji Line since 1995. (MRC survey, March 2024)

Details of the introduction of “FreeiD” to “The Parkhouse Shinsaibashi Tower”

The property is a 35-story seismic isolation tower residence located near to three stations and five train lines and the Shinsaibashi area is within walking distance. The well-equipped common space is has advanced facilities such as a cleaning robot.

DXYZ will introduce “FreeiD” to the entrance, parcel delivery boxes, etc. of the property. The introduction of “FreeiD” not only improves convenience, but also achieves a high level of security with advanced facial recognition technology, thereby creating a unique and luxurious lifestyle for residents.



CG of planned
exterior



CG of planned viewing lounge

[The Park House Shinsaibashi Tower property overview]

Address: 3-1 Bakuromachi, Chuo-ku, Osaka

53-5 Minami-Kuho Tera-machi 3-chome (lot number)

Access: 6 minute walk from Shinsaibashi station on the Osaka Metro Midosuji Line and Nishikigawa Seiryu Line.

6-minute walk from Honmachi station on the Osaka Metro Midosuji Line, Chuo Line and Yotsubashi Line.

9-minute walk from Nagahoribashi station on the Osaka Metro Sakaisuji Line and Nishikigawa Seiryu Line.

Structure / Size: Reinforced concrete structure, partially steel-framed structure, 35 floors, 1 basement

Number of units: 222

Layout: 1 LDK to 3 LDK

Apartment area: 42.77m² - 151.33m²

(Including individual parcel delivery
box area of 0.67m² - 2.98m²)

Sales schedule: [Period 1 (78 units)] December 6, 2024 (Fri)

Start of application for registration

Summary of
release

Decision made to introduce DXYZ's "FreeiD" to condominiums developed by La Atre, a member of the LA Holdings Group

First*1 all facial recognition condominium for all residences in the Kyushu area

Details of the introduction of "FreeiD" into the condominium brand "La Atre Residence"

- La Atre has developed the uniquely attractive "La Atre Residence" condominium series based on the mission of "providing multiple optimal solutions in one building."
- While considering how to provide high added value to customers, it was decided to introduce "FreeiD" facial recognition based on the judgment that it is possible to maximize the original value of the property by combining the convenience of being able to go in and out even if both hands are full and the high security of advanced facial recognition technology.
- The first project to be developed in Fukuoka City is the first "all facial recognition condominium for all residences" in Kyushu area.
- In future business development, La Atre and DXYZ will utilize synergies with each other and jointly promote the comprehensive real estate development business that will satisfy all customers.

*1 According to DXYZ: The "all facial recognition condominium for all residences," which will introduce "FreeiD" to all residences, is the first in the Kyushu area.



Condominiums x facial recognition



DX Promotion
Business

Summary of
release

DXYZ's "FreeiD" will be introduced as standard to all future condominiums supplied by ResCon'S

Details of the introduction of "FreeiD" to all condominiums supplied by ResCon'S

- The "MA-RO" series of own-brand condominiums developed by ResCon'S is aiming to be a condominium that meets the needs of both owners and tenants by carefully selecting and developing locations where demand can be expected while focusing on branding.
- It has been decided to introduce "FreeiD" because it will improve both security and convenience, enable the comfortable daily lives of residents, and maximize the original asset value of the property.



Comments

In addition to ensuring security, the use of FreeiD makes it possible to improve the convenience of daily life. As this will not only contribute to the improvement of the occupancy rate and asset value, but also allow us to stand out from other properties, we have decided to introduce this system to all condominiums we supply in the future. We will continue to provide condominiums that meet the needs of both owners and residents by carefully selecting and developing locations that can be expected to be in demand.

Atsushi Okoda, Managing Executive Officer, ResCon'S Co., Ltd.

Comments

We are very pleased that you are using our FreeiD for the condominiums of the MA-RO series. We will focus on the location and contribute to further refining the image of the property that will be a symbol of Tokyo with facial recognition. In addition, by adopting it as a standard for properties to be developed in the future, we will continue to provide services that will please users so that the tenants of ResCon'S, which advocates the "customer-first principle," will want to live in properties that have introduced our facial recognition.

Shintaro Kimura, President of DXYZ Inc.

Decision to introduce DXYZ's "FreeiD" to Chuo Nittochi's headquarters and to the workplace "NAKANIWA"

Details of the introduction of "FreeiD" to the Chuo Nittochi Group

- Since its establishment in 1954, Chuo Nittochi has been developing a wide range of businesses as a comprehensive real estate company with various functions. Based on the corporate slogan "Co-create the future," it has been decided to introduce FreeiD to their real estate assets and solutions with the aim of creating a world where people can connect face to face by using the facial recognition system.
- "FreeiD" has been set up at the entrance / exit of the headquarters, the shared lounge / dining hall / relaxation room, and the entrance / exit of the workplace "NAKANIWA." The introduction of FreeiD facial recognition eliminated the risk of loss and enhanced security and convenience. The result, coupled with faster authentication, was increased productivity.
- In the future, DXYZ and Chuo Nittochi Group will continue to promote collaboration to realize a world where people can move with facial recognition.



Headquarters



Equipment installed in the
headquarters



NAKANIWA

Summary of
release

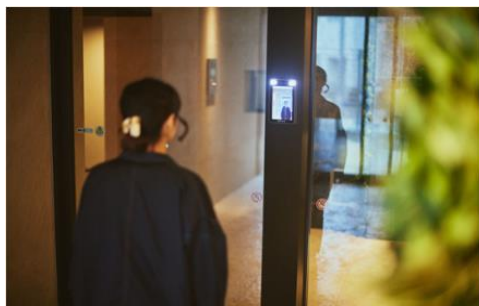
Introduction to eN Holdings' "eNCREST" condominiums series decided

Details of the introduction of "FreeiD" in the "eNCREST" condominium series

eN Holdings has developed its own brand, the "eNCREST" condominium series, which is a forerunner of designer condominiums in central Fukuoka City.

With the introduction of "FreeiD," it is possible to maximize the original value of the property by combining the convenience of being able to go in and out even if both hands are full and the high security of advanced facial recognition technology.

- It will be introduced to the entrance of the first property, "eNCREST Hakata BRIGHT."
- In second property "(tentative name) eNCREST Sumiyoshi 2-chome", "FreeiD" will be introduced to all common areas as well as 32 of the total 176 apartments, making it the first "all facial recognition condominium."



*Example images



[eNCREST Hakata BRIGHT property overview]

Address: Minoshima 2-chome, Hakata-ku, Fukuoka City

Structure / Size: Reinforced concrete structure, 14 floors

Number of units: 72

Completion: Scheduled for March 2025

[(Tentative) eNCREST Sumiyoshi 2-chome property overview]

Address: Sumiyoshi 2-chome, Hakata-ku, Fukuoka City

Structure / Size: Reinforced concrete structure, 15 floors

Number of units: 176

Completion: Scheduled for July 2025

Condominiums x facial recognition



DX Promotion
Business

Summary of
release

DXYZ's facial recognition platform "FreeiD" will be adopted as standard in all future condominiums supplied by TOKYO MIRAI

Details of the introduction of "FreeiD" into the "Mirais Series" condominium brand

TOKYO MIRAI decided to introduce "FreeiD" in the "Mirais Series" because they believe that it will strengthen security and improve convenience of life, support the comfortable daily lives of residents, and maximize the original assets value of the property.

As the first step towards standard adoption, it is scheduled to be introduced to "(tentative name) Adachi Ward Senju 2-chome PJ."



*Example images



Summary of
release

Kyushu's first* all facial recognition condominium FreeiD introduced to NK Trust's "Le Grand Beppu The Central Luxe"

*DXYZ Inc. survey: Based on a search for "facial recognition condominiums" in 459 articles published in the PR Times since December 2010.

Details of the introduction of "FreeiD" at "Le Grand Beppu The Central Luxe"

DXYZ introduced "FreeiD" at the entrance, sub-entrance, parcel delivery boxes, mailboxes, service entrance and 15th floor premium floor residents-only space of "Le Grand Beppu THE Central Luxe." "The introduction of "FreeiD" provides the convenience of being able to go in and out even when both hands are occupied. In addition, advanced facial recognition technology achieves a high level of security, realizing a unique and luxurious lifestyle for residents.

[Le Grand Beppu The Central Luxe property overview]

Address: 1016 Noguchi Motomachi, Beppu, Oita
Access: 3-minute walk from Fujimi 4-chome station on the Oita Kotsu and Kamenoi bus lines.
6-minute walk from Beppu station on the JR Nippo Main Line
Structure / Size: Reinforced concrete structure, 5 floors
Number of units: 84

Layout: 1 LDK / 2 LDK / 3 LDK / 4 LDK
Apartment area: 38.15m² - 72.34m²
Property HP:
<https://www.legrand-beppu.com/index.html>



Condominiums x facial recognition

Summary of
release



DX Promotion
Business

Introduction of DXYZ's "FreeiD" at PRESSANCE CORPORATION's "PRESSANCE GRAND Kyoto Kawaramachi" First* all facial recognition condominium in the Kansai area

*DXYZ Inc. survey: Based on a search for "facial recognition condominiums" in 446 articles published in the PR Times since December 2010

Details of the introduction of "FreeiD" to "PRESSANCE GRAND Kyoto Kawaramachi"

"PRESSANCE GRAND Kyoto Kawaramachi" is a new condominium located in the center of Kyoto's largest downtown area. All of the 10 types of room plans with an apartment area of 38.20m² to 113.62m² are corner dwelling units, so they can maintain a high level of privacy and pursue the satisfaction of the residents.

This time, "FreeiD" has been introduced at the entrance, parcel delivery, garbage storage, bicycle parking entrance, and each of the 16 residential units. In addition to providing the convenience of being able to go in and out even if both hands are occupied, advanced facial recognition technology has provided a high level of security, realizing a luxurious lifestyle for residents.

[PRESSANCE GRAND Kyoto Kawaramachi Property]

Address: 249 Nabeyacho, Bukko-ji Sagaru, Fuyacho-dori,
Shimogyo Ward, Kyoto City (lot number)

Access: 5-minute walk from Kyoto Kawaramachi station on the
Hankyu Railway Kyoto Line.

8-minute walk from Shijo station on the Kyoto City Subway Karasuma Line.

Structure / Size: Reinforced concrete structure, 5 floors

Number of units: 16

Layout: 1 LDK / 1 LDK + S (Storage
Room) / 2 LDK /

2 LDK + S (Storage Room) / 3 LDK
/ 4 LDK + N

Apartment area: 38.20m² - 113.62m²

Property HP:

<https://www.pressance-group.jp/pl-snt18/>



Facial recognition platform “FreeiD” developed by DXYZ has been introduced to over 5,000 households in condominiums!

Expanding the introduction of all facial recognition condominiums’ “face-only living” where you don't need any keys

- Since the introduction of the first property in January 2021, 97% of the residents have found it more convenient than a traditional lock, and 94% would like facial recognition in their next property as well*¹. The introduction of FreeiD has been expanded, and as of the end of October 2024, the total number of condominiums that have introduced FreeiD is 133 buildings and 5,373 households. This service is available in 12 prefectures throughout Japan*², from Hokkaido to Okinawa.

*¹ A total of 323 valid responses were collected from an in-house survey conducted by DXYZ and an online survey conducted in October 2023 targeting residents in condominiums that have introduced FreeiD.

*² Hokkaido, Tokyo, Kanagawa, Saitama, Chiba, Aichi, Kyoto, Osaka, Hiroshima, Fukuoka, Kumamoto and Okinawa Prefectures

Reasons for choosing “FreeiD condominiums”

- 1. Extensive experience of introducing “all facial recognition condominiums” that do not require any keys**
Extensive experience in linking with peripheral equipment such as elevators and parcel delivery boxes.
- 2. Device-free, not tied to our own products**
At DXYZ, we have not developed our own products, but instead we can connect with various facial recognition equipment around the world.
The latest and optimum products can be continuously introduced for each usage scene at the time of repair, etc.
- 3. Housing equipment that “continues to evolve” after installment**
FreeiD, which is connected to the “outside” of the house, will continue to evolve as usage scenarios increase even after its introduction.



Condominiums x facial recognition

Summary of
release

APEST
投資家と共に歩む

X

DXYZ

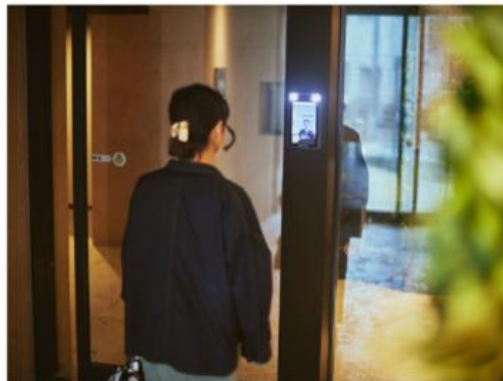
DX Promotion
Business

Facial recognition platform “FreeiD” developed by group company DXYZ will be introduced to a second building to be built by APEST
Facial recognition platform “FreeiD” is spreading nationwide

- Added the facial recognition platform “FreeiD” to the urban residence series “Fullea” developed by APEST Co., Ltd.
- This is the second condominium built by Apest to introduce it, and the introduction is spreading nationwide.



▲ Register only once from the app



▲ Enter the building with “facial recognition”



▲ Enter the apartment with “facial recognition”



▲ Building exterior

Office x facial recognition

Summary of
release



DX Promotion
Business

DXYZ's facial recognition platform “FreeiD” to be introduced outside Japan for the first time Provision of facial recognition attendance management system linked to TSUNEISHI SHIPBUILDING's personnel system at Timor-Leste base

• By linking the personnel system of TSUNEISHI SHIPBUILDING Co., Ltd. and the facial recognition platform “FreeiD” developed and provided by DXYZ, facial recognition attendance management was provided to the Timor-Leste base from October 2024 for the first time at an international base.

The introduction of the facial recognition platform “FreeiD” to TSUNEISHI SHIPBUILDING began in October 2022 at TSUNEISHI SHIPBUILDING's Tokyo office, and has since been implemented at nine facilities, including the offices and factories of Tsuneishi Group companies. This is the first time for “FreeiD” to be introduced outside Japan.



Tsuneishi
Shipbuilding
base in Timor-Leste

Details of the introduction to the Tsuneishi Group and future outlook

• Since October 2022, we have been providing “FreeiD” office services to TSUNEISHI SHIPBUILDING's Tokyo office. In addition to the convenience and security of being able to enter empty-handed through facial recognition, it has been praised for its work efficiency. We have also collaborated with the personnel system to utilize it for attendance management at group companies throughout Japan*.

In addition to establishing a local subsidiary in the Democratic Republic of Timor-Leste, TSUNEISHI SHIPBUILDING has been working to secure and train shipbuilders in cooperation with local universities. In addition, the company had been considering opening a shipyard in Timor-Leste. Through these and other efforts, TSUNEISHI SHIPBUILDING is deepening its ties with Timor-Leste, and has decided to establish a facility in Timor-Leste as the first “FreeiD” facility to be introduced outside Japan.

We plan to introduce the system to Tsuneishi Group shipbuilding companies in Japan and overseas in the future, aiming to connect various facilities of group companies with a single face registration.

*Started providing facial recognition attendance management linked to Tsuneishi Shipbuilding's personnel system (released July 6, 2023)

CBLab. of the MIGALO Group signed a sales partner agreement with SAKURA internet and began providing services related to the transition to and construction of “Sakura Cloud”

- CBLab. Inc. will become a sales partner company of “Sakura Cloud” provided by SAKURA internet Inc., and start services related to system migration and system construction to the low-risk “Sakura Cloud.”

Partner agreement background and future development

As a Group company, CBLab. Inc. provides IT infrastructure and comprehensive one stop services from cloud installation design, construction, migration, and operation to system development and design production.

“Sakura Cloud,” a public cloud service provided by SAKURA internet Inc., has been conditionally certified as a government-certified cloud service and is a cloud service that is driving the current domestic cloud market.

Although cloud deployment design has always been a core business of CBLab., we have become a sales partner of “Sakura Cloud” in order to further strengthen our own cloud business and further invigorate the domestic IT industry in response to the recent boom in domestic cloud. As a result, in order to respond to the various system issues faced by each company, including on-premise and other companies' clouds, we will start services that support low-risk system migration to “Sakura Cloud” and new system construction. We will provide one stop services from risk determination in terms of cost and security due to system migration to actual construction and operation.

Acquired two new orders in Berners Inc.

- Group company Berners Inc. acquired new orders from “kaikousuisan Co., Ltd.,” which processes and sells frozen foods for school meals and side dishes, and “Human Academy Co., Ltd.,” which develops education businesses, in its cloud integration business (salesforce introduction support consulting services).



kaikousuisan Co., Ltd.



Human Academy Co., Ltd.

Future development

In the future, Berners will continue to provide DX support to companies to promote DX and aim to expand new orders.

The MIGALO Group will continue to create new businesses that accelerate the fusion of real and digital worlds, such as the provision of smart city solutions using facial recognition platform and DX-based support for companies (cloud integration and system development), and connect various services in the real world in the digital world.

Disclaimer regarding forward-looking statements

Materials and information provided included in this presentation may contain so-called “forward-looking statements.” 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.

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