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Addressing Labor Shortages in Condominium Management Launch of “RIKB-L Model” — Unmanned 24/7 Key Management System Handling Up to 200 Keys —

Ai Holdings Corporation (the “Company”) hereby announces that its consolidated subsidiary, Dodwell BMS Co., Ltd. (Headquarters: Chuo-Ku, Tokyo; Chairman and CEO: Hideyoshi Sasaki; the “DBMS”), will begin sales of the new “RIKB-L Model”, a large-capacity addition to its Remote Intelligent Key Box (RIKB) series, starting in June 2026.

This product is an unattended key management solution designed to address critical challenges such as labor shortages, reliance on individual personnel, and the need for enhanced security in large-scale residential complexes and resort facilities.

By centralizing key management and enabling 24/7 unattended operation, this solution significantly reduces labor requirements and accelerates digital transformation (“DX”) in the property management industry.



1. Background and Development Purpose

In recent years, the property management industry has faced a growing shortage of on-site managers and staff. This challenge is particularly pronounced in large-scale properties and resort condominiums, where key handovers and after-hours operations place a significant burden on personnel.

While DBMS has previously offered standard RIKB models supporting 2 to 12 keys, growing demand from customers for a solution capable of managing a significantly larger number of keys in a secure and efficient manner led to the development of the RIKB-L Model, which supports up to 200 keys under an integrated group development framework.

2. Key Features of the RIKB-L Model

	Features	Overview
①	Enhanced Security with Concealed Key Storage	Keys are stored in individual trays, preventing visibility of their shape from outside and significantly reducing the risk of identification or unauthorized duplication.
②	Large Capacity for Up to 200 Keys	Supports 40 to 200 trays (up to 200 keys), enabling flexible operation tailored to the scale and needs of each property.
③	Proprietary Randomized Storage Logic	Storage locations are randomized each time a key is returned, significantly mitigating the risk of unauthorized use, including internal misuse. <i>(Patent Application No. 2026-071848)</i>
④	Fully Unattended Operation via Phone Authentication	User authentication is performed through a dedicated phone call, enabling automated key issuance without on-site staff—even during nighttime or emergency situations.
⑤	Built-in Camera with Flash for Activity Recording	A wide-angle camera with flash captures usage activity, ensuring reliable records even in low-light conditions and enhancing security and misuse prevention.
⑥	Cloud-Based Centralized Management	Real-time monitoring of key usage enables efficient remote management and operational control.
⑦	Nationwide Support Network	A maintenance and support system covering 32 locations nationwide ensures reliable post-installation operation.

3. Case Studies

Resort Condominium in Karuizawa (TOKYU COMMUNITY CORP.)

Introduced a large-scale model managing up to 160 keys in addition to existing RIKB units

→ Achieving efficient key management in large-scale facilities

4. Product Specifications (Example: RIKB-L160)



- **Number of Trays** : 160
- **Dimensions** : W900 × H1500 × D200 mm
- **Power Supply** : PoE (with built-in lithium-ion battery for backup during power outages)
- **Communication** : LTE / Ethernet
- **Camera** : Wide-angle camera with flash
- **Product URL** : <https://www.dodwellbms.co.jp/iotdx/rikb-l/>

5. Future Outlook

Through the RIKB series, DBMS will continue to promote digital transformation in key management across a wide range of sectors, including residential properties, office buildings, hospitality facilities, and public infrastructure.

The Company will progressively expand marketing efforts for the RIKB-L Model, primarily targeting property management companies and real estate developers, aiming to enhance operational efficiency and strengthen security across the industry.

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