

**NEWS RELEASE**

**Digital Garage Adds Automatic Information Input Function to  
“Musubell for Real Estate Agent”**

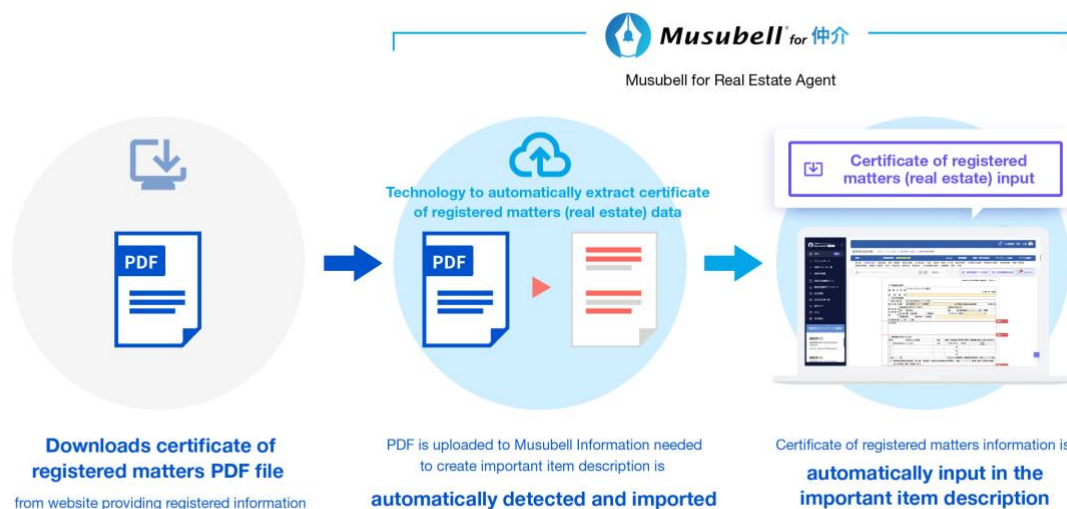
**~Equipped with a Function Utilizing Technology of DG Lab  
to Integrate Certificate of Registered Matters Data~**

- Digital Garage, Inc. (DG) launches a new function in “[Musubell for Real Estate Agent](#),” its service for real estate brokerage tasks, that will further optimize the creation of real estate sales contracts and important item descriptions.
- This service is part of “[Musubell](#),” a DX engagement platform for next-generation real estate transactions that enables the online, centralized management of electronic real estate.



■ **New “Musubell for Real Estate Agent” function**

“Musubell for Real Estate Agent” is equipped with a new function to optimize further the creation of sales contracts and important item descriptions, utilizing a technology that automatically extracts certificates of registered matters data. This technology was developed by DG Lab, an open innovation-based R&D organization led by the DG Group, and uses a table structure analysis method to extract only the required information from PDF files. Integrating certificates of registered matters with pertinent items in sales contracts and important item descriptions, “Musubell for Real Estate Agent,” allows users to spend less time inputting information, leading to faster work optimization.



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■ **Background**

To complete real estate transactions, companies must produce many documents, including sales contracts, important item descriptions, and memorandums. The critical item description is a document in which the seller conveys important information about the building to the buyer before the sales contract is concluded. It plays a vital role in smooth transactions and requires a high level of specialized knowledge and skills, such as property surveys and confirmation, as well as legal compliance. These documents have presented issues in the real estate industry because they can be several dozen pages long and take many hours to produce.

Based on these circumstances, DG spoke closely with companies implementing the “Musubell” series and developed this new function to fulfill their requests.

■ **New functions to be developed in the future**

Additional functions will be added to “Musubell” to provide even better efficiency for creating important item descriptions. For example, DG is developing a new function connecting “Musubell for Real Estate Agent” important item descriptions with information from surveys made with “[Musubell for Property Survey](#),” a service for real estate transactions. In this way, DG is working to help further optimize real estate transaction-related tasks.

Going forward, DG will strive to achieve further growth throughout the real estate industry via its “Musubell” business, by developing technology-based services to help improve customer service and cut down on tasks that must be completed in real estate transactions.

<New functions being developed (future plan)>



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## NEWS RELEASE

### 【About Musubell】

A cloud service specializing in real estate sales and contract support. This service is a brand that DG has been developing since 2020 as a “DX engagement platform for next-generation real estate transactions” that contributes to the efficiency of a wide range of real estate industry operations and safe and secure transactions.

The service lineup has expanded to include “Musubell for the New Condo,” “Musubell for Real Estate Agent,” “Musubell for Property Survey,” and “Musubell for Management,” and continues to strengthen its functions and grow in collaboration with DG Group companies and partners.

The UI design allows for optimal organization of real estate operations by property, unit, and others and enables status management of internal applications and contracts and confirmation and management of the contract documents throughout the company. Thus, it promotes DX in real estate operations, increasing efficiency and reducing costs.

We are also working to promote innovation in the real estate industry through the partner program for “Musubell,” which launched in 2023.

“Musubell for Real Estate Agent” web commercial can be viewed below.

<https://youtu.be/ulvNIMszfW0>



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**[About Digital Garage, Inc.]** <https://www.garage.co.jp/en/>

Digital Garage's corporate purpose is "Designing 'New Context' for a sustainable society with technology." Digital Garage operates a payment business that provides one of the largest comprehensive payment platforms in Japan. In addition, DG has a marketing business that provides one-stop solutions in the digital and real world, and a startup investment and development business that reaches out to promising startups and technologies in Japan and overseas.

**<Reference>****Strategy and positioning of our service brand "Musubell"**

To drive DX for businesses in the context of drastic changes in society and industrial structure, we have a DG group's strategy, "DG FinTech Shift," which integrates payments, data, and technology. Under this strategy, DG aims to achieve higher growth by implementing measures that contribute to the following aspects: market share expansion, development of new services, improvement and strengthening of the profit structure, and multi-layering of revenues.

Recently, the trend of DX has been pushing into the real estate industry, and business digitization is becoming increasingly important. On the other hand, many real estate-related companies need to introduce multiple digital tools, increasing their operational workload.

Against this situation, we have launched "Musubell," a DX engagement platform for next-generation real estate transactions, as one of our key business initiatives from 2020.

We aim to create a sustainable society by developing new businesses utilizing DX and Fintech technologies, which are the assets of the DG Group, and promoting DX in various industries, including the real estate industry.

\*Related Press Release: ["Digital Garage Expands Functions of "Musubell," a DX Engagement Platform for Real Estate Transactions"](#) (February 1, 2024)

\*Related Press Release: ["Digital Garage Launches Service for Condominium Management Companies in "Musubell," a DX Engagement Platform for Next-Generation Real Estate Transactions"](#) (December 12, 2023)

\*Related Press Release: ["Digital Garage Launches Partner Program for "Musubell" to Foster Innovation across the Real Estate Industry"](#) (August 3, 2023)

\*Related Press Release: ["Digital Garage Develops and Offers "Musubell for Property Survey," a Next-generation Property Survey Cloud Service"](#) (January 26, 2023)

\*Related Press Release: ["Digital Garage Develops "Musubell for Chukai" to Support DX of Real Estate Brokerage, Following its Service for the New Condo Market"](#) (September 27, 2021)

\*Related Press Release: ["Digital Garage Develops "Musubell" for Centralized Real Estate Contract Management, Integrated with Bengo4.com's "CloudSign" to Fully Digitalize Contract Documents"](#) (July 28, 2020)