



February 24, 2026

Company Japan Property Management Center Co., Ltd.
Representative Hideaki Mutoh,
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President and Chief Executive Officer
(Code number: 3276 TSE Prime Market)
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Notice Concerning Dividends of Surplus

Japan Property Management Center Co., Ltd. (the “Company”) hereby announces that it has resolved at its Board of Directors meeting held today to distribute dividends of surplus with the record date being December 31, 2025.

Note that the Company has set its Articles of Incorporation to allow the Board of Directors to resolve each item listed under the Companies Act Article 459, Paragraph 1.

1. Details of Dividends

| | Amount decided | Most recent dividend forecast (Announced on August 8, 2025) | Actual result for the previous fiscal year (fiscal year ended December 31, 2024) |
|--------------------|-------------------|---|---|
| Record date | December 31, 2025 | See preceding column | December 31, 2024 |
| Dividend per share | ¥31.00 | See preceding column | ¥27.50 |
| Total dividends | ¥518 million | - | ¥483 million |
| Effective date | March 11, 2026 | - | March 11, 2025 |
| Dividend resource | Retained earnings | - | Retained earnings |

2. Reasons

The Company positions the return of profit to shareholders as one of the important management issues and has a basic policy to pursue a sustainable progressive dividend aiming for a dividend payout ratio of 40% or higher and a Dividend on Equity (DOE) of approximately 10%.

In line with this policy, the year-end dividend for the fiscal year ended December 31, 2025 has been set to ¥31.00 per share. Including the interim dividend, the total annual dividend will be ¥60 per share.

Reference: Breakdown of annual dividends

| | Annual dividends per share | | |
|--|----------------------------|-----------------|--------|
| Record date | 2nd quarter-end | Fiscal year-end | Total |
| Actual result for fiscal year ended December 31, 2025 | ¥29.00 | ¥31.00 | ¥60.00 |
| Actual result for previous fiscal year (fiscal year ended December 31, 2024) | ¥27.50 | ¥27.50 | ¥55.00 |