August 6, 2026

To All Concerned

Company Name	Japan Property Management Center Co., Ltd.	
Representative	Representative Director, President and Chief Executive Officer, JPMC Group CEO (Code: 3276, Tokyo Stock Exchange Prime Market)	Hideaki Mutoh
Contact	Director, Managing Executive Officer, JPMC Group CFO (TEL: 03-6268-5225)	Takayuki Okumiya
Company Name	Amsterdam1 Inc.	
Representative	Representative Director	Megumi Kiyozuka
Company Name	Amsterdam2 Inc.	
Representative	Representative Director	Megumi Kiyozuka

(Amendment) Notice of Amendment to the Public Notice for Commencement of Tender Offer in Connection with Submission by Amsterdam1 Inc. and Amsterdam2 Inc. of the Amendment Statement to the Tender Offer Registration Statement

We hereby notify you that Amsterdam1 Inc. and Amsterdam2 Inc. have published today the "(Amendment) Notice of Amendment to the Public Notice for Commencement of Tender Offer in Connection with Submission of the Amendment Statement to the Tender Offer Registration Statement," as set forth in the attached document.

This document is published by Japan Property Management Center Co., Ltd. (the target company of the tender offer), at the request of Amsterdam1 Inc. and Amsterdam2 Inc. (the tender offerors), pursuant to Article 30, Paragraph 1, Item 4 of the Enforcement Order of the Financial Instruments and Exchange Act.

(Attachment)
"(Amendment) Notice of Amendment to the Public Notice for Commencement of Tender Offer in Connection with Submission of the Amendment Statement to the Tender Offer Registration Statement" dated August 6, 2026

August 6, 2026

To All Concerned

Company Name: Amsterdam1 Inc.
Representative: Megumi Kiyozuka, Representative Director
Company Name: Amsterdam2 Inc.
Representative: Megumi Kiyozuka, Representative Director
(TEL: 03-6206-6838)

(Amendment) Notice of Amendment to the Public Notice for Commencement of Tender Offer in Connection with Submission of the Amendment Statement to the Tender Offer Registration Statement

Amsterdam1 Inc. ("Amsterdam1") and Amsterdam2 Inc. ("Amsterdam2"; Amsterdam1 and Amsterdam2 are hereinafter collectively referred to as the "Tender Offerors") commenced on August 4, 2026 a tender offer (the "Tender Offer") in accordance with the Financial Instruments and Exchange Act (Act No.25 of 1948, as amended; the "Act") for the common shares (the "Target Company Shares") of Japan Property Management Center Co., Ltd. (Securities Code: 3276; Prime Market of the Tokyo Stock Exchange, Inc. (the "TSE"); the "Target Company").

As the Tender Offerors, on August 5, 2026, received from the Japan Fair Trade Commission the Notice of No Cease and Desist Order dated August 4, 2026 and the Notice of Shortened Acquisition Prohibition Period dated August 4, 2026 and therefore some matters have arisen that require revision to the matters stated in the Tender Offer Registration Statement concerning the Tender Offer, submitted on August 4, 2026, and the "Public Notice for Commencement of Tender Offer" dated August 4, 2026 attached thereto, an amendment statement to the Tender Offer Registration Statement was submitted pursuant to Article 27-8, Paragraph 2 of the Act for the purpose of such revisions.

We announce that, in connection with the foregoing, the content of the Public Notice for Commencement of Tender Offer dated August 4, 2026 will be revised as follows.

Please note that this revision will not constitute a change to conditions of purchase as defined in Article 27-3, Paragraph 2, Item (i) of the Act.

The Public Notice for Commencement of Tender Offer dated August 4, 2026 will be revised as follows.
Revisions are underlined.

2. Details of the Tender Offer

11. Other Conditions and Methods of Purchase

(2) Existence and Description of Conditions for Withdrawal of Tender Offer, and Method of Disclosure of Withdrawal

(Before Amendment)

If any of the events set forth in Article 26, Paragraph 4, Items (iv), (v), and (vii) as well as Article 26, Paragraph 2, Items (iii) through (vi) of the Cabinet Office Order on Disclosure Required for Tender Offer for Share Certificates by Persons Other Than Issuers (Ministry of Finance Order No. 38 of 1990, as amended; the "Cabinet Office Order") relating to Article 14, Paragraph 1, Item (i), (a) through (j) as well as (m) through (t), Article 14, Paragraph 1, Item (iii), (a) through (h) and (j), and Article 14, Paragraph 1, Item (iv) and Item (v) of the Order for Enforcement of the Financial Instruments and Exchange Act (Cabinet Order No. 321 of 1965, as amended; the "Order") occurs, the Tender Offer may be withdrawn.

<Omitted>

With regard to the Prior Notification by the Tender Offeror to the Japan Fair Trade Commission as set forth in Article 10, Paragraph 2 of the Act on Prohibition of Private Monopolization and Maintenance of Fair Trade (Act No. 54 of 1947, as amended), (i) if the Tender Offeror receives prior notice from the Japan Fair Trade Commission of a Cease and Desist Order ordering the disposal of all or part of the Target Company Shares or the transfer of part of Target Company's business, or any other similar disposition; (ii) if the period for measures to give a prior notice of a Cease and Desist Order under the said Act has not expired; or (iii) the Tender Offeror becomes subject to a petition to the court for an emergency suspension order for suspension on the grounds that it is suspected of engaging

in conduct in violation of Article 10, Paragraph 1 of the said Act, by the day immediately preceding the expiration date of the Tender Offer Period (including any extensions), the Tender Offer may be withdrawn as a case in which the "permission, etc." set forth in Article 14, Paragraph 1, Item (iv) of the Order is not obtained. If the Tender Offer will be withdrawn, an electronic public notice will be given, and a notice to that effect will be published in the Nihon Keizai Shimbun. However, if giving such public notice by the last day of the Tender Offer Period is difficult, an announcement will be made via the methods set forth in Article 20 of the Cabinet Office Order, and a public notice will be given immediately thereafter.

(After Amendment)
If any of the events set forth in Article 26, Paragraph 4, Items (iv), (v), and (vii) as well as Article 26, Paragraph 2, Items (iii) through (vi) of the Cabinet Office Order on Disclosure Required for Tender Offer for Share Certificates by Persons Other Than Issuers (Ministry of Finance Order No. 38 of 1990, as amended; the "Cabinet Office Order") relating to Article 14, Paragraph 1, Item (i), (a) through (j) as well as (m) through (t), Article 14, Paragraph 1, Item (iii), (a) through (h) and (j), and Article 14, Paragraph 1, Item (v) of the Order for Enforcement of the Financial Instruments and Exchange Act (Cabinet Order No. 321 of 1965, as amended; the "Order") occurs, the Tender Offer may be withdrawn.

<Omitted>

If the Tender Offer will be withdrawn, an electronic public notice will be given, and a notice to that effect will be published in the Nihon Keizai Shimbun. However, if giving such public notice by the last day of the Tender Offer Period is difficult, an announcement will be made via the methods set forth in Article 20 of the Cabinet Office Order, and a public notice will be given immediately thereafter.

[Solicitation restrictions]

This press release is intended to publicly announce the Tender Offer to the general public and was not prepared for the purpose of soliciting the sale of shares or other securities. In applying for the sale of shares or other securities, each shareholder is requested to make his/her own judgment to do so, and in any event, after reading the Tender Offer Explanatory Statement concerning the Tender Offer. This press release does not fall under or constitute any part of, an application for or solicitation of the sale of, or a solicitation of application for the purchase of, any securities. This press release (or any part thereof) or the fact of its distribution should not be the basis of any agreement concerning the Tender Offer, nor should they be relied upon in entering any agreement.

[Future prospects]

This press release may contain forward-looking statements such as "anticipates," "expects," "intends," "scheduled," "believes," and "assumes," including statements regarding future business of the Tender Offerors or other companies. These statements are based on the current business forecasts of the Tender Offerors and may change depending on future circumstances. The Tender Offerors undertakes no obligation to update any forward-looking statement in connection with this information to reflect actual results, circumstances or changes in terms.

[Language]

All procedures in relation to the Tender Offer will be conducted in Japanese unless otherwise stipulated. If any or all parts of the documents relating to the Tender Offer are prepared in English and there is an inconsistency between the English and Japanese documents, the Japanese documents will take priority over the English documents.

[Regulations of the United States]

The Tender Offer is not and will not be made, directly or indirectly, in or to the U.S., or by using the U.S. postal service or any other means or instruments of interstate or foreign commerce (including, but not limited to, telephone, telex, facsimile, e-mail, and internet communication), or through any facilities of a securities exchange in the U.S. No one can tender shares in the Tender Offer by any of the means or instruments mentioned above, or through any of the facilities mentioned above, or from the U.S. In addition, the press releases regarding the Tender Offer or any related documents are not and may not be sent or delivered by the postal service or any other means in, to, or from the U.S. Any tender of shares in the Tender Offer that directly or indirectly breaches any of the restrictions mentioned above will not be accepted.

No solicitation for the purchase of securities or their equivalents may be made to residents of the U.S. or in the U.S., and no securities or their equivalents may be sent to the Tender Offerors from residents of the U.S. or from the U.S.

[Other countries]

In some countries or regions, the announcement, issuance or distribution of this press release may be subject to legal restrictions. In such cases, care should be taken with respect to such restrictions, which should also be complied with. This shall not be deemed a solicitation to apply for the purchase or sale of shares and other securities related to the Tender Offer, but shall be considered solely as the distribution of materials for informational purposes.