October 27, 2026

Company Representative	Japan Property Management Center Co., Ltd. Hideaki Mutoh Representative Director, President and Chief Executive Officer, JPMC Group CEO (Code number: 3276 TSE Prime Market)
Inquiries to	Takayuki Okumiya Director, Managing Executive Officer, JPMC Group CFO (TEL: +81-3-6268-5225)

Notice Regarding Holding of Extraordinary Shareholders Meeting Concerning Share Consolidation, Abolition of Provision on Share Unit, and Partial Amendment to Articles of Incorporation (Summary)

Japan Property Management Center Co., Ltd. (the "Company") hereby announces that, at its board of directors' meeting as of October 27, 2026, it resolved to convene an extraordinary shareholders meeting to be held on November 27, 2026 (the "Extraordinary Shareholders Meeting") and submit a proposal in relation to a share consolidation, abolition of provision on share unit, and partial amendment to the Company's articles of incorporation to the Extraordinary Shareholders Meeting, as described below.

The Company's common shares (the "Company Shares") will fall under the delisting criteria set forth in the Securities Listing Regulations of Tokyo Stock Exchange, Inc. (the "Tokyo Stock Exchange") during the course of the above procedures. As a result, the Company Shares are scheduled to be designated as securities to be delisted from November 27, 2026 to December 28, 2026 and thereafter will be delisted on December 29, 2026. Please note that, following the delisting, the Company Shares will no longer be traded on the Prime Market of the Tokyo Stock Exchange.

I. Date, Time, and Place of Extraordinary Shareholders Meeting

1. Date and time:
November 27, 2026 (Friday), at 10:00 a.m.

2. Venue:
KDDI Hall, 2nd floor, KDDI Otemachi Building, 1-8-1 Otemachi, Chiyoda-ku, Tokyo

II. Proposals for Extraordinary Shareholders Meeting

Matters to be resolved:
Proposal No. 1: Share consolidation
Proposal No. 2: Partial amendment to articles of incorporation

III. Share Consolidation

1. Purposes of and Reasons for Share Consolidation

As announced in the "Notice Regarding Implementation of MBO and Recommendation for Tender (Summary)" released by the Company as of August 3, 2026 (including the amendments in the "(Amendment) Notice Regarding Partial Amendments to 'Notice Regarding Implementation of MBO and Recommendation for Tender' (Summary)" released as of September 15, 2026; the "Expression of

Opinion Press Release"), as part of a series of transactions (the "Transaction") aimed at acquiring all of the Company Shares (excluding the Non-Tender Agreement Shares (Note 1) and the treasury shares held by the Company) and taking the Company Shares private, Amsterdam1 Inc. ("Amsterdam1") and Amsterdam2 Inc. ("Amsterdam2"; Amsterdam1 and Amsterdam2 are hereinafter collectively referred to as the "Tender Offerors") implemented a tender offer for the Company Shares (the "Tender Offer") with the tender offer period being from August 4, 2026 to October 5, 2026 (the "Tender Offer Period"). As described in the "Notice Regarding Results of Tender Offer for Company Shares by Amsterdam1 Inc. and Amsterdam2 Inc. and Changes in Major Shareholders, the Largest Shareholder That is a Major Shareholder and Other Affiliated Company" as of October 6, 2026 (the "Tender Offer Results Press Release"), as of October 13, 2026, the settlement commencement date of the Tender Offer, Amsterdam1 came to hold 4,528,768 Company Shares (Ownership Ratio (Note 2): 27.05%) and Amsterdam2 came to hold 4,528,768 Company Shares (Ownership Ratio: 27.05%).

(Note 1) "Non-Tender Agreement Shares" means all of the Company Shares held by Mutoh Enterprise 2 Co., Ltd. ("Mutoh Enterprise 2"), which is an asset management company of Mr. Hideaki Mutoh ("Mr. Mutoh"), of which he is the representative director and holds all of the shares, and which is the largest shareholder of the Company (as of December 31, 2025); Hikari Tsushin KK Investment Limited Partnership, which is the third largest shareholder of the Company (as of December 31, 2025); UH Partners 2 Investment Limited Partnership, which is the seventh largest shareholder of the Company (as of December 31, 2025); and Hikari Tsushin, Inc. (Mutoh Enterprise 2, Hikari Tsushin KK Investment Limited Partnership, UH Partners 2 Investment Limited Partnership and Hikari Tsushin, Inc. are collectively referred to as the "Non-Tender Agreement Shareholders"; the same shall apply hereinafter).

(Note 2) "Ownership Ratio" refers to the ratio (rounded to two decimal places) to the number of shares (16,741,309 shares) obtained by deducting from the total number of issued shares as of June 30, 2026 (17,725,600 shares) as stated in the "Financial Results for Second Quarter (Interim) of Fiscal Year Ending December 31, 2026 Japan Standard (Consolidated)," published by the Company on August 7, 2026, the number of treasury shares held by the Company as of the same date (984,291 shares) (provided that such number of treasury shares does not include the Company Shares held by Custody Bank of Japan, Ltd. (trust account E) as trust property of the Company's "Stock Benefit Trust (J-ESOP)" (2,555 shares); the same applies hereinafter with respect to the number of treasury shares held by the Company). The same applies hereinafter to calculation of the Ownership Ratio.

[Omitted]

Thereafter, as above, the Tender Offer was consummated, but because the Tender Offerors could not acquire all of the Company Shares (excluding the Non-Tender Agreement Shares and the treasury shares held by the Company) through the Tender Offer, as announced in the Expression of Opinion Press Release, the Company, at the request of the Tender Offerors, resolved, at its board of directors' meeting held on October 27, 2026, to implement a share consolidation (the "Share Consolidation") in order to limit the Company's shareholders only to the Tender Offerors, Mutoh Enterprise 2 and HIKARI TSUSHIN INVESTMENTS OKINAWA Inc. (the "HTIO"; Mutoh Enterprise 2 and HTIO, collectively, the "Remaining Shareholders") and take the Company Shares private, subject to shareholder approval at the Extraordinary Shareholders Meeting, and to submit a proposal for the Share Consolidation to the Extraordinary Shareholders Meeting. Through the Share Consolidation, the number of Company Shares owned by shareholders other than the Tender Offerors and Remaining Shareholders will be fractional shares that are less than one share.

For the detailed background to the Transaction, please see the Expression of Opinion Press Release and Tender Offer Results Press Release.

2. Outline of Share Consolidation

(1) Schedule for Share Consolidation

(i)	Date of public notice of record date for Extraordinary Shareholders Meeting	September 29, 2026 (Tuesday)
(ii)	Record date for Extraordinary Shareholders Meeting	October 14, 2026 (Wednesday)
(iii)	Date of board of directors' resolution	October 27, 2026 (Tuesday)
(iv)	Date of Extraordinary Shareholders Meeting	November 27, 2026 (Friday) (scheduled)
(v)	Date of designation as securities to be delisted	November 27, 2026 (Friday) (scheduled)
(vi)	Last trading date of Company Shares	December 28, 2026 (Monday) (scheduled)
(vii)	Date of delisting of Company Shares	December 29, 2026 (Tuesday) (scheduled)
(viii)	Effective date of Share Consolidation	January 4, 2027 (Monday) (scheduled)

(2) Details of Share Consolidation

(i) Class of Shares to Be Consolidated
Common shares

(ii) Consolidation Ratio
The Company Shares will be consolidated at a ratio of 726,050 Company Shares to one share

(iii) Decrease in Total Number of Issued Shares
16,733,129 shares

(iv) Total Number of Issued Shares Before Effective Date
16,733,152 shares

(Note 3) At the board of directors' meeting held on October 27, 2026, the Company resolved to cancel 992,448 treasury shares (equivalent to all treasury shares held by the Company as of October 14, 2026) as of December 30, 2026. Accordingly, the "Total Number of Issued Shares Before Effective Date" is the total number of issued shares after the cancellation.

(v) Total Number of Issued Shares After Effective Date
23 shares

(vi) Total Number of Authorized Shares as of Effective Date
73 shares

(vii) Method of Treatment of Fractional Shares Less Than One Share and Amount of Money Expected to Be Delivered to Shareholders as a Result of Such Treatment

(a) Whether planned treatment is that under Article 235, paragraph (1) of Companies Act or that under Article 234, paragraph (2) as applied mutatis mutandis pursuant to Article 235, paragraph (2), and reasons therefor

As stated in "1. Purposes and Reasons for Share Consolidation" above, upon completion of the Share Consolidation, the number of Company Shares held by shareholders other than the Tender Offerors and Remaining Shareholders is scheduled to be less than one share. As for how the fractional shares less than one share resulting from the Share Consolidation will be treated, Company Shares equivalent to the total number of those fractional shares (in the case where there are fractions that do not total one share, those fractional shares shall be excluded pursuant to Article 235, paragraph (1) of the Companies Act (Act No. 86 of 2005, as amended)) will be sold in accordance with the provisions of Article 235 of the Companies Act and other related laws and regulations, and the proceeds from the sale will be distributed to shareholders in proportion to their fractional shares. In connection with that sales procedure, given that it is considered to be unlikely that a buyer will emerge through an auction because the Share Consolidation will be conducted as part of the Transaction, which is aimed at taking the Company Shares private, and as the Company Shares are scheduled to be delisted on December 29, 2026 and will therefore have no market price, the Company intends to sell all of the Company Shares equivalent to the total number of those fractional shares to the Tender Offerors or purchase a portion thereof and sell the remaining portion to the Tender Offerors with court permission pursuant to Article 234, paragraph (2) of the Companies Act as applied mutatis mutandis pursuant to Article 235, paragraph (2) of the Companies Act. In this case, if the necessary court permission is obtained as planned, the sale price is scheduled to be set at a price that allows the Company to deliver an amount of money equivalent to the amount calculated by the number of Company Shares held by the shareholders listed or recorded in the Company's final shareholder register as of January 3, 2027, the day before the effective date of the Share Consolidation, multiplied by JPY 2,270, which is the same amount as the Tender Offer Price. However, if court permission cannot be obtained or fractional adjustments are required for calculation purposes, the actual amount to be delivered may differ from the above amount.

(b) Name or trade name of person expected to become purchaser of shares relating to sale

The Tender Offerors or the Company and the Tender Offerors

(c) Means by which person expected to become purchaser of shares relating to sale secures funds for payment of sale price; adequacy of those means

The Tender Offerors intend to cover the funds for the acquisition of the Company Shares equivalent to the total number of fractional shares resulting from the Share Consolidation by capital contributions through subscription for common shares by Helsinki1 Inc. ("Helsinki1"), which owns all of the voting rights in Amsterdam1, and Helsinki2 Inc. ("Helsinki2"), which owns all of the voting rights in Amsterdam2 (Helsinki1 and Helsinki2, collectively, the "Tender Offeror Parent Companies") and borrowings from Mizuho Bank, Ltd. In the procedures for implementing the Transaction, the Company confirmed that the Tender Offerors have secured funds by reviewing the tender offer registration statement filed by the Tender Offerors on August 4, 2026 (including amendments made by the amended statements of tender offer registration statement filed on August 6, 2026 and September 15, 2026) and the loan certificates and investment certificates attached thereto. Furthermore, the Tender Offerors state that there have since been no events that could hinder payment of the sale price of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation, nor are they aware of any possibility of any such events occurring in the future.

In addition, if the Company purchases a portion of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation, the Tender Offerors state

that they plan to provide the funds necessary for such purchase by the Company, if necessary. As described above, the Company has confirmed that the Tender Offerors have secured the necessary funds.

Based on the above, the Company has determined that the means to secure funds for payment of the sale price of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation are appropriate.

(d) Expected timing of sale and for delivering proceeds of sale to shareholders

The Company plans to file a court petition around mid-January 2027 for permission to sell all of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation to the Tender Offerors or to purchase a portion thereof and sell the remaining portion to the Tender Offerors in accordance with the provisions of Article 234, paragraph (2) of the Companies Act, as applied mutatis mutandis pursuant to Article 235, paragraph (2) of the Companies Act. While the timing of obtaining that permission may change depending on the circumstances of the court and other factors, the Company expects, with court permission, to sell all of those Company Shares to the Tender Offerors or to purchase a portion thereof and sell the remaining portion to the Tender Offerors around mid-February 2027, and thereafter, upon making the necessary preparations for delivering the proceeds from the sale to shareholders, to deliver the sales proceeds to shareholders around mid-April 2027. Considering the time required for the series of procedures from the effective date of the Share Consolidation to that sale, the Company expects that the sale of the total number of fractional shares less than one share resulting from the Share Consolidation and delivery of the sales proceeds to shareholders will occur at the respective times indicated above.

3. Grounds, Etc. for Amount of Money Expected to Be Delivered to Shareholders Through Treatment of Fractions Relating to Share Consolidation

[Omitted]

(3) Measures to Ensure Fairness of Transaction and Avoid Conflicts of Interest

In light of the fact that the Tender Offer is being conducted as part of a management buyout (MBO), that Mr. Mutoh the Representative Director of the Company, is expected to continue managing the Company as representative director after completion of the Transaction, and that Mr. Mutoh is expected to reinvest in the Tender Offeror Parent Companies as part of the Transaction, and given the potential for structural conflicts of interest and information asymmetry to arise between the Company's general shareholders and Mr. Mutoh, as well as the possibility that the interests of the Non-Tender Agreement Shareholders may not necessarily be aligned with those of the Company's general shareholders, in order to ensure the fairness of the Tender Offer Price, eliminate arbitrariness in the decision-making process leading to the decision to implement the Tender Offer, and avoid conflicts of interest, and thereby ensure the fairness of the Transaction, including the Tender Offer, the Company and the Tender Offerors have implemented the following measures among the descriptions below, the descriptions relating to the measures implemented by the Tender Offerors are based on explanations from the Tender Offerors:

[Only the titles listed and the detailed description omitted.]

(i) establishment of an independent special committee at the Company and receipt of its opinion (report);
(ii) receipt by the Company of a share valuation report from an independent third-party valuator;
(iii) receipt by the Company's special committee of a share valuation report and fairness opinion from an independent third-party valuator;
(iv) receipt by the Company of advice from an independent law firm;
(v) establishment of an independent consideration system at the Company;
(vi) approval by all disinterested directors of the Company (including directors serving as Audit and Supervisory Committee members);

(vii) securing objective circumstances to ensure the fairness of the Tender Offer;
(viii) measures to ensure that the Company's shareholders are provided with an appropriate opportunity to make an informed decision as to whether to tender their shares in the Tender Offer; and
(ix) Majority of Minority.

4. Future Prospects

The Company intends to implement the Share Consolidation, subject to the approval and adoption of the shareholders at the Extraordinary Shareholders Meeting, and thereby make the Tender Offerors and the Remaining Shareholders the only shareholders of the Company. As a result, the Company Shares are expected to be delisted from the Tokyo Stock Exchange on December 29, 2026 in accordance with the delisting criteria of the Tokyo Stock Exchange.

The Transaction constitutes what is known as a management buyout (MBO), and Mr. Mutoh is expected to continue managing the Company as representative director after completion of the Transaction. For the details, please see "(iii) Management Policy after Tender Offer" under "(2) Grounds and Reasons for Opinions" in "3. Details, Grounds, and Reasons for Opinions Regarding Tender Offer" of the Expression of Opinion Press Release.

5. Matters Relating to MBOs, Etc.

(1) Application of "Matters to Be Observed Pertaining to MBOs, Etc."

The Share Consolidation will be conducted as part of the Transaction, which constitutes a management buyout (MBO), and the "matters to be observed pertaining to MBOs, etc." specified in Article 441 of the Securities Listing Regulations of the Tokyo Stock Exchange apply.

(2) Matters Relating to Measures to Ensure Fairness and Avoid Conflicts of Interest

Please see "(3) Measures to Ensure Fairness of Transaction and Avoid Conflicts of Interest" in "3. Grounds, Etc. for Amount of Money Expected to Be Delivered to Shareholders Through Treatment of Fractions Relating to Share Consolidation" above.

(3) Outline of Opinion Obtained From Person Independent from Special Committee, in Relation to Fact That Transaction is Fair for General Shareholders

On August 3, 2026, the Company received from the Special Committee a written report dated August 3, 2026 (the "Report dated August 3, 2026") stating that implementation of the Transaction is considered to be fair for the Company's general shareholders. In addition, on September 14, 2026, the Company received from the Special Committee a written report dated September 14, 2026 confirming that there are no changes to the Report dated August 3, 2026, even based on the revised terms of the Transaction. For the details, please see Appendices 1 and 2 of the Expression of Opinion Press Release. The Report dated August 3, 2026 concerns the Transaction, including the transactions related to the Share Consolidation conducted as part of the procedures to make the Tender Offerors and the Remaining Shareholders the only shareholders of the Company, to be implemented promptly after the completion of the Tender Offer (the "Squeeze-out Procedures"); therefore, another opinion of a person independent from the Company's controlling shareholder has not been obtained when conducting the transactions related to the Share Consolidation as part of the Squeeze-out Procedures.

IV. Abolition of Provision on Share Units

1. Reasons for Abolition

If the Share Consolidation takes effect, the total number of issued shares of the Company will be 23 shares, making it unnecessary to set share units.

2. Schedule for Abolition

(i)	Resolution date of board of directors	October 27, 2026 (Tuesday)
(ii)	Resolution date of Extraordinary Shareholders Meeting	November 27, 2026 (Friday) (scheduled)
(iii)	Date of abolition	January 4, 2027 (Monday) (scheduled)

3. Conditions for Abolition

The abolition is subject to the proposal for the Share Consolidation and the proposal for the partial amendment to the Company's articles of incorporation to abolish the provision regarding share unit (please see "V. Partial Amendment to Articles of Incorporation" below) being approved and adopted as originally proposed at the Extraordinary Shareholders Meeting and the Share Consolidation taking effect.

V. Partial Amendment to Articles of Incorporation

1. Purposes of Amendment to Articles of Incorporation

(1) If the proposal for the Share Consolidation is approved and adopted as originally proposed and the Share Consolidation takes effect, the total number of authorized shares of the Company will be reduced to 73 shares pursuant to Article 182, paragraph (2) of the Companies Act. To clarify this, subject to the Share Consolidation taking effect, Article 6 (Total Number of Authorized Shares) of the Company's articles of incorporation will be amended.

(2) If the proposal for the Share Consolidation is approved and adopted as originally proposed and the Share Consolidation takes effect, the total number of issued shares of the Company will be 23 shares and it will become unnecessary to set a share unit. Accordingly, subject to the Share Consolidation taking effect, Article 7 (Share Unit) and Article 8 (Rights Related to Shares Less Than One Unit) of the Company's articles of incorporation will be deleted in their entirety in order to abolish the provision on the share unit of the Company Shares, under which 100 shares currently constitute one unit, changing the article numbering due to the amendment.

(3) If the proposal for the Share Consolidation is approved and adopted as originally proposed and the Share Consolidation takes effect, the Company's only shareholders will be the Tender Offerors and the Remaining Shareholders, and the Company Shares will be delisted as a result of the Share Consolidation; therefore, the provision on the record date of the annual shareholders meeting and the provision on the system for electronic provision of shareholders meeting materials will become unnecessary. Accordingly, subject to the Share Consolidation taking effect, Article 9 (Record Date) and Article 14 (Electronic Provision Measures, Etc.) will be deleted in their entirety, changing the article numbering due to the amendment.

2. Details of Amendment to Articles of Incorporation

The details of the amendments are as follows:

(Underlined portions indicate the amendments)

Current Articles of Incorporation	Proposed Amendment
Article 6 (Total Number of Authorized Shares) The total number of authorized shares of the Company shall be 53,280,000 shares.	Article 6 (Total Number of Authorized Shares) The total number of authorized shares of the Company shall be 73 shares.
Article 7 (Share Unit) The share unit of the Company shall be 100 shares.	(Deleted)
Article 8 (Rights Related to Shares Less Than One Unit) The Company's shareholders may not exercise rights other than the following rights with respect to the shares less than one unit held by them: (i) right listed in the items of Article 189, paragraph (2) of the Companies Act; (ii) right to make a demand pursuant to Article 166, paragraph (1) of the Companies Act; and (iii) right to obtain an allotment of shares for subscription and allotment of share options for subscription, in proportion to the number of shares held by shareholders.	(Deleted)
Article 9 (Record Date) (1) The Company deems shareholders with voting rights listed or recorded in the final shareholder register on December 31 of each year as shareholders entitled to exercise their rights at the annual general shareholders meeting related to that business year. (2) In addition to the preceding paragraph, the Company may set a record date temporarily by giving public notice in advance, as necessary.	(Deleted)
Article 10 to Article 13 (Articles omitted)	Article 7 to Article 10 (Remain unchanged)
Article 14 (Electronic Provision Measures, Etc.) (1) In convening a shareholders meeting, the Company shall take measures for electronic provision of the information which is the content of the reference documents for the shareholders meeting. (2) The Company is not required to state all or some of the electronic provision measure matters specified in a Ministry of Justice Order in the documents to be	(Deleted)

delivered to shareholders who made a request for delivery of documents by the record date for voting rights.	
Article 15 to Article 42 (Articles omitted)	Article 11 to Article 38 (Remain unchanged)

3. Schedule for Amendment

(i)	Resolution date of board of directors	October 27, 2026 (Tuesday)
(ii)	Resolution date of Extraordinary Shareholders Meeting	November 27, 2026 (Friday) (scheduled)
(iii)	Effective date	January 4, 2027 (Monday) (scheduled)

4. Condition of Amendment to Articles of Incorporation

The amendment is subject to the proposal for the Share Consolidation being approved and adopted as originally proposed at the Extraordinary Shareholders Meeting and the Share Consolidation taking effect.

End