



September 8, 2025

Company	Japan Property Management Center Co., Ltd.
Representative	Hideaki Mutoh, JPMC Group CEO, Representative Director, President and Chief Executive Officer (Code number: 3276 TSE Prime Market)
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Notice Concerning Absorption-type Merger (Simplified/Short-form Merger) of a Consolidated Subsidiary

Japan Property Management Center Co., Ltd. (the “Company”) hereby announces that it has resolved, at the Board of Directors meeting held on September 8, 2025, to carry out absorption-type merger (hereinafter, the “merger”) in which the Company will be the surviving company and its consolidated subsidiary, Requs Property Co., Ltd. (hereinafter, “Requs”) is the dissolving company, with the effective date of January 1, 2026, as described below.

Since the merger is a simplified/short-form merger of a wholly-owned consolidated subsidiary, matters and details to be disclosed are partially omitted.

1. Purpose of the absorption-type merger

The merger aims at improving the efficiency of the Group’s management and organizational operation.

2. Overview of the merger

(1) Merger schedule

Resolution at the Board of Directors	September 8, 2025
Conclusion of the merger agreement	September 8, 2025
Merger date (effective date)	January 1, 2026 (scheduled)

(Note) The merger is a simplified merger in accordance with Article 796, Paragraph 2 of the Companies Act for the Company, and a short-form merger in accordance with Article 784, Paragraph 1 of the same Act for Requs, and is therefore carried out without approval of the merger agreement at the General Meeting of Shareholders at the Company and Requs.

(2) Merger method

The merger is an absorption-type merger in which the Company will be the surviving company and Requs will be the dissolving company. Requs will be dissolved on the effective date.

(3) Details of allotment related to the merger

As the merger is an absorption-type merger of the Company's wholly-owned consolidated subsidiary, there will be no allotment of shares and other cash, etc. as a result of the merger.

(4) Handling of share acquisition rights and bonds with share acquisition rights of the dissolving company

Not applicable.

3. Overview of companies involved in the merger

	Surviving company (As of December 31, 2024)	Dissolving company (As of June 30, 2025)
(1) Name	Japan Property Management Center Co., Ltd.	Requs Property Co., Ltd.
(2) Location	3-4-2 Marunouchi, Chiyoda-ku, Tokyo, Japan	8-16 Matsubaracho, Yokkaichi-shi, Mie Prefecture, Japan
(3) Title and name of representative	Hideaki Mutoh, JPMC Group CEO, Representative Director, President and Chief Executive Officer	Naoki Hoshino, Representative Director
(4) Business description	Property management business	Entrustment and management of rental housing, renovation business
(5) Capital	¥465 million	¥3 million
(6) Date of establishment	June 7, 2002	December 13, 2007
(7) Number of outstanding shares	19,025,600 shares	60 shares
(8) Accounting period	December 31	June 30
(9) Major shareholders and shareholding ratio	Mutoh Enterprise 2 Co., Ltd. 24.31% The Master Trust Bank of Japan, Ltd. (Trust account) 8.69% HIKARI TSUSHIN, INC. 7.64% Goldman Sachs and Company Regular Account 3.31% Hideaki Mutoh 2.99%	Japan Property Management Center Co., Ltd. 100.00%
(10) Financial situation and operating results for the latest fiscal year		
Accounting period	Fiscal year ended December 31, 2024 (consolidated)	Fiscal year ended June 30, 2025 (non-consolidated)
Net assets	¥9,334 million	¥94 million
Total assets	¥18,735 million	¥226 million
Net assets per share	¥532.08	¥1,578,332.68
Net sales	¥58,987 million	¥556 million
Operating profit (loss)	¥2,722 million	(¥0) million

Ordinary profit	¥2,727 million	¥0 million
Profit attributable to owners of parent	¥1,831 million	¥1 million
Earnings per share	¥103.28	¥25,386.90

4. Situation after the merger

There will be no changes to the Company's name, location, representative's title and name, business description, capital, and accounting period due to the merger.

5. Future outlook

The merger involves the Company and its wholly-owned consolidated subsidiary and will have no impact on the Company's consolidated financial results.