August 7, 2026

Consolidated Financial Results for the Six Months Ended June 30, 2026 (Under Japanese GAAP)

Company name: Japan Property Management Center Co., Ltd.
Listing: Tokyo Stock Exchange
Securities code: 3276
URL: https://www.jpmc.jp
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Scheduled date to file semi-annual securities report: August 7, 2026
Scheduled date to commence dividend payments: -
Preparation of supplementary material on financial results: Yes
Holding of financial results briefing: None

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated financial results for the six months ended June 30, 2026 (from January 1, 2026 to June 30, 2026)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2026	30,030	2.8	1,512	4.7	1,520	5.2	1,023	5.9
June 30, 2025	29,221	0.2	1,444	16.8	1,445	16.7	966	17.9

Note: Comprehensive income For the six months ended June 30, 2026: ¥1,023 million [5.9%]
For the six months ended June 30, 2025: ¥966 million [17.9%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
June 30, 2026	61.25	-
June 30, 2025	57.23	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
June 30, 2026	17,911	9,812	54.8
December 31, 2025	17,434	9,255	53.1

Reference: Equity
As of June 30, 2026: ¥9,812 million
As of December 31, 2025: ¥9,255 million

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended December 31, 2025	-	29.00	-	31.00	60.00
Fiscal year ending December 31, 2026	-	0.00			
Fiscal year ending December 31, 2026 (Forecast)				0.00	0.00

Note: Revisions to the forecast of cash dividends most recently announced: None

3. Forecast of consolidated financial results for the fiscal year ending December 31, 2026 (from January 1, 2026 to December 31, 2026)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal year ending December 31, 2026	59,500	1.7	2,900	10.0	2,910	10.0	1,980	10.0	118.00

Note: Revisions to the earnings forecasts most recently announced: None

* **Notes**

(1) Significant changes in the scope of consolidation during the period: Yes
Excluded: 1 company (Leaks Property Inc.)

(2) Adoption of accounting treatment specific to the preparation of semi-annual consolidated financial statements: None

(3) Changes in accounting policies, changes in accounting estimates, and restatement
- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- (ii) Changes in accounting policies due to other reasons: None
- (iii) Changes in accounting estimates: None
- (iv) Restatement: None

(4) Number of issued shares (common shares)

(i) Total number of issued shares at the end of the period (including treasury shares)

As of June 30, 2026	17,725,600 shares
As of December 31, 2025	17,725,600 shares

(ii) Number of treasury shares at the end of the period

As of June 30, 2026	986,846 shares
As of December 31, 2025	1,016,711 shares

(iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

Six months ended June 30, 2026	16,704,436 shares
Six months ended June 30, 2025	16,882,282 shares

Note: The Company has introduced a Equity Benefit Trust (J-ESOP), and the Company's shares remaining in the Equity Benefit Trust (J-ESOP), which are recorded as treasury stock in shareholders' equity, are included in the treasury stock deducted in the calculation of the average number of shares during the period in the calculation of interim net income per share.

* Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

(Cautions on forward-looking statements, etc.)

The forward-looking statements, including forecasts of financial results, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. However, the Company makes no guarantee that these forecasts will be achieved. Actual financial results, etc. may differ substantially due to various factors. For the conditions on which earnings forecasts are predicated and precautions for the use of earnings forecasts, please refer to Appendix P.3 "1. Summary of Operating Results, etc. (3) Explanation of Forward-Looking Information such as Consolidated Earnings Forecasts."

Semi-annual consolidated balance sheet

(Thousands of yen)

	As of December 31, 2025	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	6,845,349	7,753,706
Accounts receivable - trade, and contract assets	667,944	534,719
Real estate for sale	495,865	489,527
Operating loans	1,602,899	1,339,328
Other	1,053,530	1,153,381
Allowance for doubtful accounts	(159,830)	(160,399)
Total current assets	10,505,759	11,110,264
Non-current assets		
Property, plant and equipment		
Buildings	3,602,368	3,603,363
Accumulated depreciation	(1,985,552)	(2,037,963)
Buildings, net	1,616,815	1,565,399
Land	3,585,200	3,585,200
Other	197,653	190,930
Accumulated depreciation	(128,623)	(130,117)
Other, net	69,029	60,813
Total property, plant and equipment	5,271,046	5,211,413
Intangible assets		
Goodwill	258,159	243,134
Other	320,749	282,542
Total intangible assets	578,908	525,676
Investments and other assets		
Deferred tax assets	99,169	95,407
Other	1,406,640	1,406,144
Allowance for doubtful accounts	(426,733)	(436,938)
Total investments and other assets	1,079,076	1,064,614
Total non-current assets	6,929,031	6,801,704
Total assets	17,434,791	17,911,969

(Thousands of yen)

	As of December 31, 2025	As of June 30, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	1,053,135	815,365
Current portion of long-term borrowings	123,246	120,564
Income taxes payable	379,282	496,078
Provision for bonuses	-	923
Advances received	2,445,780	2,637,148
Provision for share awards	104,530	76,548
Other	1,240,129	1,194,820
Total current liabilities	5,346,103	5,341,448
Non-current liabilities		
Long-term borrowings	636,369	572,034
Long-term guarantee deposits	1,920,004	1,870,069
Deferred tax liabilities	150,319	161,164
Provision for share awards	120,059	148,810
Other	6,648	5,929
Total non-current liabilities	2,833,400	2,758,008
Total liabilities	8,179,504	8,099,457
Net assets		
Shareholders' equity		
Share capital	465,803	465,803
Capital surplus	365,757	372,652
Retained earnings	9,594,526	10,099,642
Treasury shares	(1,170,800)	(1,125,586)
Total shareholders' equity	9,255,286	9,812,511
Total net assets	9,255,286	9,812,511
Total liabilities and net assets	17,434,791	17,911,969

Semi-annual consolidated statement of income

(Thousands of yen)

	Six months ended June 30, 2025	Six months ended June 30, 2026
Net sales	29,221,099	30,030,357
Cost of sales	25,168,895	25,657,987
Gross profit	4,052,203	4,372,369
Selling, general and administrative expenses	2,608,182	2,859,850
Operating profit	1,444,021	1,512,518
Non-operating income		
Interest income	4,094	8,658
Commission income	1,091	1,070
Other	1,034	2,283
Total non-operating income	6,220	12,013
Non-operating expenses		
Interest expenses	4,144	3,901
Other	854	10
Total non-operating expenses	4,999	3,911
Ordinary profit	1,445,243	1,520,620
Extraordinary income		
Gain on sale of non-current assets	159	236
Settlement income	80,000	-
Total extraordinary income	80,159	236
Extraordinary losses		
Loss on retirement of non-current assets	0	0
Total extraordinary losses	0	0
Profit before income taxes	1,525,403	1,520,856
Income taxes - current	538,892	483,079
Income taxes - deferred	20,269	14,606
Total income taxes	559,161	497,686
Profit	966,241	1,023,170
Profit attributable to owners of parent	966,241	1,023,170

Semi-annual consolidated statement of comprehensive income

(Thousands of yen)

	Six months ended June 30, 2025	Six months ended June 30, 2026
Profit	966,241	1,023,170
Comprehensive income	966,241	1,023,170
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	966,241	1,023,170

Semi-annual consolidated statement of cash flows

(Thousands of yen)

	Six months ended June 30, 2025	Six months ended June 30, 2026
Cash flows from operating activities		
Profit before income taxes	1,525,403	1,520,856
Depreciation	78,623	110,053
Amortization of goodwill	15,024	15,024
Increase (decrease) in allowance for doubtful accounts	12,201	10,774
Increase (decrease) in provision for share awards	(2,907)	769
Increase (decrease) in provision for bonuses	27,972	923
Interest and dividend income	(4,094)	(8,658)
Interest expenses	4,144	3,901
Gain on sale of non-current assets	(159)	(236)
Loss on retirement of non-current assets	0	0
Settlement income	(80,000)	-
Decrease (increase) in trade receivables	87,838	133,224
Decrease (increase) in operating loans receivable	292,821	263,571
Increase (decrease) in trade payables	(51,982)	(237,769)
Increase (decrease) in advances received	75,472	191,367
Increase (decrease) in guarantee deposits received	(19,298)	(49,934)
Other, net	(264,565)	(95,280)
Subtotal	1,696,494	1,858,587
Interest and dividends received	4,091	8,654
Interest paid	(4,065)	(4,364)
Settlement received	80,000	-
Income taxes paid	(630,228)	(370,526)
Net cash provided by (used in) operating activities	1,146,291	1,492,350
Cash flows from investing activities		
Purchase of property, plant and equipment	(49,318)	(5,412)
Purchase of intangible assets	(472)	(690)
Other, net	1,807	8,576
Net cash provided by (used in) investing activities	(47,983)	2,473
Cash flows from financing activities		
Repayments of long-term borrowings	(325,119)	(67,017)
Dividends paid	(482,959)	(517,535)
Purchase of treasury shares	(1,006,200)	-
Other, net	(1,538)	(1,914)
Net cash provided by (used in) financing activities	(1,815,817)	(586,467)
Net increase (decrease) in cash and cash equivalents	(717,508)	908,356
Cash and cash equivalents at beginning of period	7,505,724	6,795,349
Cash and cash equivalents at end of period	6,788,216	7,703,706