# JPMC Group Supplementary Materials for Financial Results for the Second Quarter of the Fiscal Period Ending Dec. 2026

**August 7, 2026**

**Japan Property Management Co., Ltd. (Prime Market: 3276)**

# Notice Regarding Implementation of MBO and Recommendation for Tender

Japan Property Management Center Co., Ltd. (the "Company") resolved, at its board of directors' meeting held on August 3, 2026, to express its opinion in support of a tender offer for the common shares of the Company to be conducted by Amsterdam1 Inc. and Amsterdam2 Inc. (collectively, the "Tender Offerors") as part of a Management Buyout (MBO), and to recommend that the Company's shareholders tender their shares in the tender offer, with the commencement date of the tender offer period being August 4, 2026 (the "Tender Offer").

The above board of directors' resolution **was made on the premise that the Tender Offerors intend to acquire all of the Company Shares** (Note) **through a series of transactions for the purpose of taking the Company private and that the Company Shares are expected to be delisted**.

In addition, the Company resolved, at the above board of directors' meeting, to revise its dividend forecasts for the fiscal year ending December 31, 2026, which were announced on May 11, 2026, and not to pay an interim dividend or a year-end dividend for the fiscal year ending December 31, 2026, subject to consummation of the Tender Offer.

For details, please see "**Notice Regarding Implementation of MBO and Recommendation for Tender (Summary)**" and "**Notice Regarding Revision of Interim Dividend and Year-End Dividend Forecasts for Fiscal Year Ending December 31, 2026 (No Dividend)**," both released on August 3, 2026.

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Note. Excluding the Non-Tender Agreement Shares (as defined in "(2) Overview of Tender Offer" under "3. Details of Opinion on Tender Offer" in "Notice Regarding Implementation of MBO and Recommendation for Tender (Summary)" released on August 3, 2026) and treasury shares held by the Company.

# Revision of Dividend Forecasts for Fiscal Year Ending December 31, 2026 (No Dividend)

## Details of Revision to Dividend Forecasts

(Unit: JPY)

| | Annual Dividend | | |
|---|---|---|---|
| | Second Quarter | Year-End | Total |
| Previously Announced Forecast (released on May 11, 2026) | 32.00 | 32.00 | 64.00 |
| Revised Forecast | 0.00 | 0.00 | 0.00 |
| Actual Results for Current Fiscal Year | | | |
| Actual Results for Previous Fiscal Year (Fiscal Year Ended December 31, 2025) | 29.00 | 31.00 | 60.00 |

- ✓ As announced in "Notice Regarding Revision of Interim Dividend and Year-End Dividend Forecasts for Fiscal Year Ending December 31, 2026 (No Dividend)" as of August 3, 2026, the Company resolved to revise its dividend forecasts for the fiscal year ending December 31, 2026, which were announced on May 11, 2026, and not to pay an interim dividend or a year-end dividend for the fiscal year ending December 31, 2026, subject to consummation of the Tender Offer.

# Consolidated Accounts Highlights

| (millions of yen) | FY 2025 Q2 | FY 2026 Q2 | Increase | Increase ratio | Full-year plan Progress rate |
|---|---|---|---|---|---|
| Sales | **29,221** | **30,030** | **809** | **+2.8%** | **59,500**<br>**50.5%** |
| Operating Income | **1,444** | **1,512** | **68** | **+4.7%** | **2,900**<br>**52.2%** |
| Ordinary Income | **1,445** | **1,520** | **75** | **+5.2%** | **2,910**<br>**52.3%** |
| Net income attributable to owners of the parent | **966** | **1,023** | **56** | **+5.9%** | **1,980**<br>**51.7%** |
| Earnings per share (yen) | **57.23** | **61.25** | **4.02** | **+7.0%** | **118.00**<br>**51.9%** |
| Number of units in operation | **107,905** | **107,583** | **(322)** | **(0.3%)** | **109,000**<br>**98.7%** |
| Unit applications | **4,052** | **4,439** | **387** | **9.6%** | **9,300**<br>**47.7%** |

- ✓ Sales increased by 2.8% period-on-period.
- ✓ Operating income increased by 4.7% period-on-period.
  → As a result of continuing a profitability-focused sales strategy, while the number of units in operation declined slightly period-on-period, gross profit grew period-on-period due to the improvement of the quality of recurring business.
- ✓ The number of unit applications, which is a leading indicator of an increase in the number of units in operation, increased by 9.6% period-on-period.

# (Ref.) Status of Sales by Broken Down Type

| (millions of yen) | FY2025 Q2 | FY2026 Q2 | FY2026 (Planned) | Period-on-period increase ratio | Progress rate | |
|---|---|---|---|---|---|---|
| Property Management Income | **27,010** | **27,546** | **54,154** | **+536** | **50.9%** | Recurring business Increase ratio +2.0% |
| Property Management Ancillary Business Income | **1,385** | **1,412** | **2,794** | **+26** | **50.5%** | |
| Rent Guarantee | 396 | 414 | 829 | +18 | 50.0% | |
| Insurance Business | 862 | 890 | 1,749 | +28 | 50.9% | |
| JPMC Hikari | 127 | 106 | 215 | △20 | 49.5% | |
| Other Income | **825** | **1,071** | **2,550** | **+246** | **42.0%** | Flow |
| *of which: Renovation Business | 424 | 540 | 1,118 | +116 | 48.4% | |
| *of which: Sales of Real estate for sale | ― | ― | 601 | ― | ― | |
| Sales | **29,221** | **30,030** | **59,500** | **+809** | **+50.5%** | |

- ✓ Property management income progressed steadily due to the improvement of the quality of recurring business.
- ✓ With respect to income from Property Management Ancillary Business, the cross-selling by the Rent Guarantee Business and the Insurance Business continued to progress steadily as well.

*In January 2026, Japan Property Management Center Co., Ltd., the parent company, merged Requs Property Co., Ltd. (hereinafter “Requs”), which had been a consolidated subsidiary. As a result, the consolidated sales for the second quarter of the fiscal year ending December 31, 2026 include the sales of the Mie Management Center (formerly Requs) for January to June 2026 as well as 136 million yen in sales of Requs for the three months from October to December 2025 (property management income of 131 million yen and other income of 4 million yen).

1. Disclaimer

JPMC has prepared information for this material with the utmost attention. However, we make no warranties regarding the accuracy, reliability, or safety of such information. The forward-looking information and statements reflect our expectations at a specific point in time and should be understood as inherently uncertain.