



October 6, 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 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

Japan Property Management Center Co., Ltd. (the “Company”) hereby announces that a tender offer for the common shares of the Company (the “Company Shares”) conducted by Amsterdam1 Inc. (“Amsterdam1”) and Amsterdam2 Inc. (“Amsterdam2”; together with Amsterdam1, the “Tender Offerors”) (the “Tender Offer”) from August 4, 2026, ended on October 5, 2026, as set forth below.

In addition, as a result of the Tender Offer, the following changes in the status of the Company’s major shareholders, the largest shareholder that is a major shareholder and other affiliated company are expected to occur as of October 13, 2026 (the commencement date of settlement of the Tender Offer). The Company hereby announces details of those changes as follows:

1. Results of the Tender Offer

Today, the Company received a report from the Tender Offerors on the results of the Tender Offer, as described in the attached material entitled “Announcement Concerning Results of Tender Offer for Common Shares of Japan Property Management Center Co., Ltd. (Securities Code: 3276)”.

As the total number of Company Shares tendered in the Tender Offer met the minimum number of shares to be purchased (5,049,300 shares), the Tender Offer was successfully completed.

2. Changes in Major Shareholders, the Largest Shareholder That is a Major Shareholder and Other Affiliated Company

(1) Scheduled Date of Changes

October 13, 2026 (the commencement date of settlement of the Tender Offer)

(2) Background to the Changes

Today, the Company received a report from the Tender Offerors that 9,057,536 Company Shares had been tendered in the Tender Offer and that, because the aggregate number of share certificates, etc. tendered met the minimum number of shares to be purchased (5,049,300 shares), the Tender Offer had been successfully completed. Accordingly, the Tender Offerors will acquire all of the Tendered Share Certificates.

As a result, if settlement of the Tender Offer is completed, as of October 13, 2026 (the commencement date of settlement of the Tender Offer), the ratios of the voting rights held by Amsterdam1 and Amsterdam2 to the total number of voting rights held by all shareholders of the Company (Note) will be 27.05% and 27.05%, respectively. Amsterdam1 will therefore become a major shareholder and the largest shareholder that is a major shareholder and another affiliated company of the Company, and Amsterdam2 will become a major shareholder and the largest shareholder that is a major shareholder and another affiliated company of the Company.

In addition, if settlement of the Tender Offer is completed, Mutoh Enterprise 2 Co., Ltd., currently the Company's largest shareholder that is a major shareholder and another affiliated company, will cease to be the Company's largest shareholder that is a major shareholder.

(Note) The ratio of the number of the voting rights held by the Tender Offeror to those held by all shareholders of the Company means the ratio to the number of voting rights (167,413 rights) represented by the number of shares (16,741,309 shares) obtained by deducting the number of treasury shares held by the Company as of June 30, 2026 (984,291 shares) (provided, however, 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) from the total number of issued shares of the Company as of June 30, 2026 (17,725,600 shares) as stated in the "Consolidated Financial Results for the Six Months Ended June 30, 2026 (Under Japanese GAAP)" published by the Company on August 7, 2026 (rounded to two decimal places; the same applies hereinafter).

3. Overview of Shareholders Subject to the Changes

(1) Overview of Shareholder That Will be a Major Shareholder the Largest Shareholder That is a Major Shareholder and Other Affiliated Company

(1)	Name	Amsterdam1 Inc.	
(2)	Location	Toranomon Hills Station Tower 19th Floor, 2-6-1 Toranomon, Minato-ku, Tokyo, Japan	
(3)	Title and Name of Representative	Megumi Kiyozuka, Representative Director	
(4)	Description of Business	Amsterdam1's principal business is the acquisition and holding of the Company's shares and related securities and the control and management of the Company's business activities.	
(5)	Stated Capital	JPY 300,100,000 (as of October 6, 2026)	
(6)	Date of Incorporation	July 13, 2026	
(7)	Major Shareholder and Shareholding Ratio	Helsinki1 Inc.	100.00%
(8)	Relationship between Company and Amsterdam1		
	Capital Relationship	N/A	
	Personnel Relationship	N/A	
	Business Relationship	N/A	
	Status as Related Party	N/A	

(1)	Name	Amsterdam2 Inc.	
(2)	Location	Toranomon Hills Station Tower 19th Floor, 2-6-1 Toranomon, Minato-ku, Tokyo, Japan	
(3)	Title and Name of Representative	Megumi Kiyozuka, Representative Director	

(4)	Description of Business	Amsterdam2's principal business is the acquisition and holding of the Company's shares and related securities and the control and management of the Company's business activities.	
(5)	Stated Capital	JPY 300,100,000 (as of October 6, 2026)	
(6)	Date of Incorporation	July 13, 2026	
(7)	Major Shareholder and Shareholding Ratio	Helsinki2 Inc.	100.00%
(8)	Relationship between Company and Amsterdam2		
	Capital Relationship	N/A	
	Personnel Relationship	N/A	
	Business Relationship	N/A	
	Status as Related Party	N/A	

(2) Overview of Shareholder That Will Cease to Be the Largest Shareholder That is a Major Shareholder

(1)	Name	Mutoh Enterprise 2 Co., Ltd.	
(2)	Location	6-22-15 Rokkakubashi, Kanagawa-ku, Yokohama, Kanagawa, Japan	
(3)	Title and Name of Representative	Hideaki Mutoh, Representative Director	
(4)	Description of Business	Holding and Management of Securities	
(5)	Stated Capital	JPY 1,000,000	
(6)	Date of Incorporation	April 28, 2023	
(7)	Major Shareholder and Shareholding Ratio	Hideaki Mutoh	100%
(8)	Relationship between Company and Mutoh Enterprise 2 Co., Ltd.		
	Capital Relationship	Mutoh Enterprise 2 Co., Ltd. directly holds 4,401,400 shares of the Company.	
	Personnel Relationship	Mr. Hideaki Mutoh, who serves as Representative Director of Mutoh Enterprise 2 Co., Ltd., also serves as Representative Director of the Company.	
	Business Relationship	N/A	
	Status as Related Party	Mutoh Enterprise 2 Co., Ltd. constitutes a Related Party of the Company as a major shareholder and the largest shareholder that is a major shareholder and other affiliated company of the Company.	

4. Number of Voting Rights Held and Voting Rights Ownership Ratio of Shareholders Subject to Change Before and After the Change

(1) Amsterdam1

	Attribute	Number of Voting Rights (Voting Rights Ratios to the Total Number of Voting Rights Held by All Shareholders, Number of Shares Held)			Ranking of Major Shareholders
		Directly Held	Attributed Holdings	Total	
Before Change	-	-	-	-	-
After Change	Major Shareholder	45,287 units	-	45,287 units	1st ranking

	the Largest Shareholder That is a Major Shareholder and Other Affiliated Company	(27.05%, 4,528,768 shares)		(27.05%, 4,528,768 shares)	
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(2) Amsterdam2

	Attribute	Number of Voting Rights (Voting Rights Ratios to the Total Number of Voting Rights Held by All Shareholders, Number of Shares Held)			Ranking of Major Shareholders
		Directly Held	Attributed Holdings	Total	
Before Change	-	-	-	-	-
After Change	Major Shareholder the Largest Shareholder That is a Major Shareholder and Other Affiliated Company	45,287 units (27.05%, 4,528,768 shares)	-	45,287 units (27.05%, 4,528,768 shares)	1st ranking

(3) Mutoh Enterprise 2 Co., Ltd.

	Attribute	Number of Voting Rights (Voting Rights Ownership Ratio, Number of Shares Held)			Ranking of Major Shareholders
		Directly Held	Attributed Holdings	Total	
Before Change	Largest Shareholder that is a Major Shareholder and Another Affiliated Company	44,014 units (26.29%, 4,401,400 shares)	-	44,014 units (26.29%, 4,401,400 shares)	First ranking
After Change	Major Shareholder and Another Affiliated Company	44,014 units (26.29%, 4,401,400 shares)	-	44,014 units (26.29%, 4,401,400 shares)	3rd ranking

5. Future Outlook

As described above, although 9,057,536 Company Shares were tendered in the Tender Offer, the Tender Offerors were unable to acquire through the Tender Offer all of the Company Shares sought to be acquired (including the Company's restricted shares granted to its directors and employees that remained subject to transfer restrictions as of the date of announcement of the Tender Offer, but excluding (i) the Company Shares owned by Mutoh Enterprise 2 Co., Ltd., (ii) the Company Shares owned by Hikari Tsushin KK Investment Limited Partnership ("HIKARI KK"), UH Partners 2 Investment Limited Partnership ("UH Partners 2"), and Hikari Tsushin, Inc. ("HIKARI"; HIKARI KK, UH Partners 2, HIKARI, and Mutoh Enterprise 2 Co., Ltd. collectively, the "Non-Tender Agreement Shareholders"), and (iii) the treasury shares owned by the Company). Accordingly, as described in "(4) Policy for Organizational Restructuring After Tender Offer" under "3. Details of Opinion on Tender Offer" in the Company's press release entitled "Notice Regarding Implementation of MBO and Recommendation for Tender (Summary)" dated August 3, 2026 (including the amendments made pursuant to "(Amendment) Notice Regarding Partial Amendments to 'Notice Regarding Implementation of MBO and Recommendation for Tender' (Summary)" dated September 15, 2026), the Tender Offerors intend to implement a series of procedures under which the Tender Offerors and the Non-Tender Agreement Shareholders will become the only shareholders of the Company and the Company will be taken private.

As a result, the Company Shares will be delisted from Tokyo Stock Exchange, Inc. (the "Tokyo Stock Exchange") through the prescribed procedures in accordance with its delisting criteria. Following the delisting, the Company Shares will no longer be traded on the Prime Market of the Tokyo Stock Exchange.

The Company will promptly announce the details and timing of the procedures once they have been determined through discussions with the Tender Offerors.

(Attached Material)

["Announcement Concerning Results of Tender Offer for Common Shares of Japan Property Management Center Co., Ltd. (Securities Code: 3276)"] dated October 6, 2026

October 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)

**Announcement Concerning Results of Tender Offer for Common Shares of
Japan Property Management Center Co., Ltd. (Securities Code: 3276)**

Amsterdam1 Inc. (“Amsterdam1”) and Amsterdam2 Inc. (“Amsterdam2”; Amsterdam1 and Amsterdam2 are hereinafter collectively referred to as the “Tender Offerors”) decided on August 3, 2026 to acquire the common shares (the “Target Company Shares”) of Japan Property Management Center Co., Ltd. (Prime Market of the Tokyo Stock Exchange, Inc. (the “TSE”), Securities Code: 3276; the “Target Company”), through a tender offer (the “Tender Offer”) pursuant to the Financial Instruments and Exchange Act (Act No. 25 of 1948, as amended; the “Act”) and commenced the Tender Offer on August 4, 2026. Since the Tender Offer concluded on October 5, 2026, the Tender Offerors hereby announce the results thereof as described below.

1. Overview of Tender Offer

(1) Names and Addresses of the Tender Offerors

Name: Amsterdam1 Inc.
Address: 19th Floor, Toranomom Hills Station Tower, Toranomom 2-6-1, Minato-ku, Tokyo
Name: Amsterdam2 Inc.
Address: 19th Floor, Toranomom Hills Station Tower, Toranomom 2-6-1, Minato-ku, Tokyo

(2) Name of the Target Company

Japan Property Management Center Co., Ltd.

(3) Type of Share Certificates to be Purchased in the Tender Offer

Common shares

(4) Number of Share Certificates to be Purchased in the Tender Offer

Type of share certificates	Number of shares to be purchased	Minimum number of shares to be purchased	Maximum number of shares to be purchased
Common shares	10,644,725 shares	5,049,300 shares	- shares
Total	10,644,725 shares	5,049,300 shares	- shares

(Note 1) If the total number of the share certificates, etc. tendered in the Tender Offer (the “Tendered Share Certificates”) is less than the minimum number of shares to be purchased (5,049,300 shares), the Tender Offerors will purchase etc. none of the Tendered Share Certificates. If the total number of the Tendered Share Certificates is no less than the minimum number of shares to be purchased (5,049,300 shares), the Tender Offerors will purchase etc. all of the Tendered Share Certificates.

(Note 2) Since the Tender Offerors have not set the maximum number of shares to be purchased in the Tender Offer, the number of share certificates to be purchased is the maximum number of the Target Company Shares that the Tender Offerors may possibly purchase, etc. in the Tender Offer (10,644,725 shares). Such maximum number refers to the number of shares obtained by deducting from the total number of issued shares as of March 31, 2026 (17,725,600 shares) as stated in the “Financial Results for the First Quarter of the Fiscal Year Ending December 31, 2026 Japan standard (Consolidated)” which was published by the Target Company on May 11, 2026, the number of treasury shares held by the Target

Company as of the same date (1,020,975 shares) (provided, however, that such number of treasury shares does not include the Target Company Shares held by Custody Bank of Japan, Ltd. (trust account E), as trust property of the Target 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 Target Company), and deducting further all of the Target Company Shares held by Mutoh Enterprise 2 Co., Ltd., which is Mr. Hideaki Mutoh's asset management company, where Mr. Mutoh serves as Representative Director and owns all of its shares, and which is the largest shareholder of the Target Company (as of December 31, 2025) (4,401,400 shares), all of the Target Company Shares held by Hikari Tsushin KK Investment Limited Partnership, which is the third largest shareholder of the Target Company (as of December 31, 2025) (1,165,200 shares), all of the Target Company Shares held by UH Partners 2 Investment Limited Partnership, which is the seventh largest shareholder of the Target Company (as of December 31, 2025) (316,100 shares), and all of the Target Company Shares held by Hikari Tsushin K.K. (177,200 shares) (in total, 6,059,900 shares; the "Non-Tender Agreement Shares").

(Note 3) Shares constituting less than one share unit are also subject to the Tender Offer. If a shareholder exercises the right to demand purchase of shares constituting less than one share unit pursuant to the Companies Act (Act No. 86 of 2005, as amended), the Target Company may purchase its shares during the period for the purchase, etc., in the Tender Offer (the "Tender Offer Period") in accordance with statutory procedures.

(Note 4) The treasury shares held by the Target Company are not scheduled to be acquired through the Tender Offer.

(Note 5) With respect to the method by which each of the Tender Offerors will purchase the Tendered Share Certificates, each of the Tender Offerors will purchase one-half of the total number of the Tendered Share Certificates (provided, however, that if such number results in a fraction, the number to be purchased by Amsterdam1 shall be rounded up and the number to be purchased by Amsterdam2 shall be rounded down).

(5) Tender Offer Period

(I) Tender Offer Period

From August 4, 2026 (Tuesday) to October 5, 2026 (Monday) (41 business days)

(II) Possibility of Extension Upon Request by the Target Company

N/A

(6) Tender Offer Price

JPY 2,270 per common share

2. Results of Tender Offer

(1) Outcome of Tender Offer

In the Tender Offer, the Tender Offerors set the condition that, if the total number of the Tendered Share Certificates is less than the minimum number of shares to be purchased in the Tender Offer (5,049,300 shares), the Tender Offerors will purchase none of the Tendered Share Certificates. However, since the total number of the Tendered Share Certificates (9,057,536) exceeded the minimum number of shares to be purchased in the Tender Offer (5,049,300 shares), the Tender Offerors will purchase all of the Tendered Share Certificates as described in the Public Notice for Commencement of Tender Offer (including matters amended by the Amendment Statement to the Tender Offer Registration Statement, matters amended by the Public Notice of Change to Conditions for Tender Offer, and matters amended by the Public Notice of Amendment to the Public Notice of Change to Conditions for Tender Offer; the same applies hereinafter) and the Tender Offer Registration Statement (including matters amended by the Amendment Statement to the Tender Offer Registration Statement; the same applies hereinafter).

(2) Date of Public Notice of the Results of the Tender Offer and the Name of the Newspaper Publishing Such Notice

Pursuant to the provisions of Article 27-13, Paragraph 1 of the Act, the results of the Tender Offer were announced to the press at the TSE on October 6, 2026 in accordance with the procedures prescribed in Article 9-4 of the Enforcement Order of the Act (Government Ordinance No. 321 of 1965, as amended) and Article 30-2 of the Cabinet

Office Ordinance on Disclosure of Tender Offer for Shares, Etc. by Non-Issuers (Ministry of Finance Order No. 38 of 1990, as amended; the “TOB Order”).

(3) Number of Share Certificates Purchased

Type of share certificates	(i) Number of subscriptions converted into shares	(ii) Number of purchases converted into shares
Share certificate	9,057,536 shares	9,057,536 shares
Certificate of stock acquisition rights	-	-
Certificate of corporate bonds with stock acquisition rights	-	-
Beneficiary certificate of trust of shares ()	-	-
Depository receipt for shares ()	-	-
Total	9,057,536 shares	9,057,536 shares
(Total number of potential share certificates)	-	-

(Note) As described in “(3) Number of Share Certificates to be Purchased in the Tender Offer” under “5. Tender Offer Period, Tender Offer Price, and Number of Share Certificates, etc. Planned to be Purchased” of “Section 1 Tender Offer Terms” in the Tender Offer Registration Statement, with respect to the method by which each of the Tender Offerors will purchase the Tendered Share Certificates, each of the Tender Offerors will purchase one-half of the total number of the Tendered Share Certificates (provided, however, that if such number results in a fraction, the number to be purchased by Amsterdam1 shall be rounded up and the number to be purchased by Amsterdam2 shall be rounded down); the breakdown of the “Number of purchases converted into shares” purchased by each of the Tender Offerors is as follows:

Names of the Tender Offerors Number of purchases converted into shares

Amsterdam1	4,528,768 shares
Amsterdam2	4,528,768 shares

(4) Percentage of Ownership Ratio of the Share Certificates, etc. After the Tender Offer

Number of voting rights pertaining to the share certificates, etc. held by the Tender Offerors prior to the tender offer	- units	(Ownership ratio of the share certificates, etc. prior to the tender offer: - %)
Number of voting rights pertaining to the share certificates, etc. held by special related parties prior to the tender offer	65,855 units	(Ownership ratio of the share certificates, etc. prior to the tender offer: 39.34%)
Number of voting rights pertaining to the share certificates, etc. held by the Tender Offerors after the tender offer	90,574 units	(Ownership ratio of the share certificates, etc. after the tender offer: 54.10%)
Number of voting rights pertaining to the share certificates, etc. held by special related parties after the tender offer	60,801 units	(Ownership ratio of the share certificates, etc. after the tender offer: 36.32%)
Total number of voting rights of all shareholders, etc. of the Target Company	166,782 units	

- (Note 1) Each of “Number of voting rights pertaining to the share certificates, etc. held by special related parties prior to the tender offer” and “Number of voting rights pertaining to the share certificates, etc. held by special related parties after the tender offer” is the total number of voting rights pertaining to the share certificates, etc. held by special related parties (excluding those who are excluded from special related parties pursuant to Article 3, Paragraph 2, Item 1 of the TOB Order for the purpose of calculating the ownership ratio of the share certificates, etc. under each item of Article 27-2, Paragraph 1 of the Act).
- (Note 2) “Number of voting rights pertaining to the share certificates, etc. held by the Tender Offerors after the tender offer” is the total number of voting rights pertaining to the share certificates, etc. respectively held by Amsterdam1 and Amsterdam2.
- (Note 3) “Total number of voting rights of all shareholders, etc. of the Target Company” is the number of the voting rights of all shareholders as of June 30, 2026 as described in the Semi-Annual Report for the 25th Fiscal Period (the “Target Company’s Semi-Annual Report”) submitted by the Target Company on August 7, 2026 (the number of shares in one unit is stated as 100 shares). However, because shares less than one unit were also subject to the Tender Offer (excluding treasury shares of less than one unit held by the Target Company), “Ownership ratio of the share certificates, etc. prior to the tender offer” and “Ownership ratio of the share certificates, etc. after the tender offer” were calculated using the number of voting rights (167,413 units) pertaining 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 Target Company’s Semi-Annual Report, the number of treasury shares held by the Target Company as of the same date (984,291 shares; provided, however, that such number of treasury shares does not include the Target Company Shares held by Custody Bank of Japan, Ltd. (trust account E), as trust property of the Target Company’s “Stock Benefit Trust (J-ESOP)” (2,555 shares)) as stated in the Target Company’s Semi-annual Report as the denominator.
- (Note 4) “Ownership ratio of the share certificates, etc. prior to the tender offer” and “Ownership ratio of the share certificates, etc. after the tender offer” are indicated by rounding off to the second decimal place.

(5) Calculation When Tender Offer is Conducted by the Pro Rata Method

N/A

(6) Method of Settlement

(I) Name and Address of the Head Office of Financial Instruments Business Operators or Banks, etc. in Charge of the Settlement of Purchase

Nomura Securities Co., Ltd.

1-13-1, Nihonbashi, Chuo-ku, Tokyo, Japan

(II) Commencement Date of Settlement

October 13, 2026 (Tuesday)

(III) Method of Settlement

Without delay after the end of the Tender Offer Period, a notice of purchase through tender offer shall be mailed to the addresses of the shareholders who consented to an application for purchase or applied for the sale of share certificates, etc. pertaining to the Tender Offer (the “Tendering Shareholders”) (or to the addresses of their standing proxies in the case of shareholders that reside outside Japan and do not own an account with the tender offer agent through which transactions may be made (including corporate shareholders)).

Payment for the shares purchased will be made in cash. The Tendering Shareholders may receive the proceeds from the tender offer without delay after the commencement date of settlement by a method specified by the Tendering Shareholders, such as remittance (remittance fees may be charged).

3. Policies after the Tender Offer and Future Prospects

Regarding the policies after the Tender Offer, there is no change to the matters described in the Public Notice for Commencement of Tender Offer and the Tender Offer Registration Statement.

The Tender Offerors intend to take the Target Company Shares private by acquiring all of the Target Company Shares (including the Target Company’s restricted shares granted to directors of the Target Company that, as of the submission date of the Tender Offer Registration Statement, remain subject to transfer restrictions and the Target Company’s

restricted shares granted to employees that, as of the submission date of the Tender Offer Registration Statement, remain subject to transfer restrictions and excluding the Non-Tender Agreement Shares and the treasury shares held by the Target Company). Therefore, the Tender Offerors plan to request, promptly after the completion of the settlement pertaining to the Tender Offer, that the Target Company hold an extraordinary general meeting of shareholders at which proposals will be submitted to effect a consolidation of the Target Company Shares (the “Share Consolidation”) and to amend a portion of the articles of incorporation to abolish the provision on the number of shares constituting one share unit, subject to the Share Consolidation becoming effective.

The Target Company Shares are currently listed on the Prime Market of the TSE. However, if the Share Consolidation is carried out, the Target Company Shares will be delisted through the prescribed procedures in accordance with the TSE’s delisting criteria. After the delisting of the Target Company Shares, the Target Company Shares may no longer be traded on the Prime Market of the TSE. Future procedures will be announced by the Target Company as soon as they are determined.

4. Places Where Copy of the Tender Offer Report is to be Made Available for Public Inspection
Amsterdam1 Inc.
(19th Floor, Toranomon Hills Station Tower, Toranomon 2-6-1, Minato-ku, Tokyo)
Amsterdam2 Inc.
(19th Floor, Toranomon Hills Station Tower, Toranomon 2-6-1, Minato-ku, Tokyo)
Tokyo Stock Exchange, Inc.
(2-1, Nihombashi Kabutocho, Chuo-ku, Tokyo)