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May 11, 2026

Consolidated Financial Results for the Three Months Ended March 31, 2026 (Under Japanese GAAP)

Company name: Japan Property Management Center Co., Ltd.
Listing: Tokyo Stock Exchange
Securities code: 3276
URL: https://www.jpmc.jp
Representative: Hideaki Mutoh, Representative Director, President and Chief Executive Officer, JPMC Group CEO
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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 three months ended March 31, 2026 (from January 1, 2026 to March 31, 2026)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Three months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
March 31, 2026	14,947	3.3	832	16.3	841	17.1	575	11.7
March 31, 2025	14,465	0.3	716	34.6	719	34.9	514	46.5

Note: Comprehensive income For the three months ended March 31, 2026: ¥575 million [11.7%]
For the three months ended March 31, 2025: ¥514 million [46.5%]

	Basic earnings per share	Diluted earnings per share
Three months ended	Yen	Yen
March 31, 2026	34.42	-
March 31, 2025	30.06	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
March 31, 2026	17,116	9,312	54.4
December 31, 2025	17,434	9,255	53.1

Reference: Equity
As of March 31, 2026: ¥9,312 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	-				
Fiscal year ending December 31, 2026 (Forecast)		32.00		32.00	64.00

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
Six months ending June 30, 2026	29,200	(0.1)	1,400	(3.0)	1,405	(2.8)	950	(1.7)	56.50
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 (Requs Property Co., Ltd..)

(2) Adoption of accounting treatment specific to the preparation of quarterly 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 March 31, 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 March 31, 2026	1,023,530 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)

Three months ended March 31, 2026	16,705,938 shares
Three months ended March 31, 2025	17,122,971 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 quarterly net income per share.

* Review of the Japanese-language originals of the attached consolidated quarterly financial statements by certified public accountants or an audit firm:None

* 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."

Quarterly consolidated balance sheet

(Thousands of yen)

	As of December 31, 2025	As of March 31, 2026
Assets		
Current assets		
Cash and deposits	6,845,349	6,779,723
Accounts receivable - trade, and contract assets	667,944	592,078
Real estate for sale	495,865	492,696
Operating loans	1,602,899	1,432,127
Other	1,053,530	1,117,199
Allowance for doubtful accounts	(159,830)	(156,793)
Total current assets	10,505,759	10,257,031
Non-current assets		
Property, plant and equipment		
Buildings	3,602,368	3,602,368
Accumulated depreciation	(1,985,552)	(2,011,974)
Buildings, net	1,616,815	1,590,393
Land	3,585,200	3,585,200
Other	197,653	191,611
Accumulated depreciation	(128,623)	(127,016)
Other, net	69,029	64,595
Total property, plant and equipment	5,271,046	5,240,189
Intangible assets		
Goodwill	258,159	250,646
Other	320,749	301,414
Total intangible assets	578,908	552,061
Investments and other assets		
Deferred tax assets	99,169	88,282
Other	1,406,640	1,410,083
Allowance for doubtful accounts	(426,733)	(430,662)
Total investments and other assets	1,079,076	1,067,702
Total non-current assets	6,929,031	6,859,953
Total assets	17,434,791	17,116,985

(Thousands of yen)

	As of December 31, 2025	As of March 31, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	1,053,135	864,736
Current portion of long-term borrowings	123,246	121,458
Income taxes payable	379,282	219,368
Provision for bonuses	-	63,918
Advances received	2,445,780	2,622,577
Provision for share awards	104,530	100,778
Other	1,240,129	954,639
Total current liabilities	5,346,103	4,947,475
Non-current liabilities		
Long-term borrowings	636,369	602,034
Long-term guarantee deposits	1,920,004	1,897,041
Deferred tax liabilities	150,319	200,822
Provision for share awards	120,059	151,421
Other	6,648	5,929
Total non-current liabilities	2,833,400	2,857,249
Total liabilities	8,179,504	7,804,724
Net assets		
Shareholders' equity		
Share capital	465,803	465,803
Capital surplus	365,757	365,757
Retained earnings	9,594,526	9,651,501
Treasury shares	(1,170,800)	(1,170,800)
Total shareholders' equity	9,255,286	9,312,261
Total net assets	9,255,286	9,312,261
Total liabilities and net assets	17,434,791	17,116,985

Quarterly consolidated statement of income

(Thousands of yen)

	Three months ended March 31, 2025	Three months ended March 31, 2026
Net sales	14,465,168	14,947,795
Cost of sales	12,490,373	12,784,250
Gross profit	1,974,794	2,163,544
Selling, general and administrative expenses	1,258,713	1,330,964
Operating profit	716,080	832,580
Non-operating income		
Interest income	3,882	8,472
Commission income	548	537
Other	567	2,233
Total non-operating income	4,999	11,243
Non-operating expenses		
Interest expenses	1,881	1,903
Other	9	0
Total non-operating expenses	1,891	1,904
Ordinary profit	719,188	841,919
Extraordinary income		
Gain on sale of non-current assets	159	-
Total extraordinary income	159	-
Extraordinary losses		
Loss on retirement of non-current assets	-	0
Total extraordinary losses	-	0
Profit before income taxes	719,348	841,919
Income taxes - current	184,634	205,500
Income taxes - deferred	20,042	61,389
Total income taxes	204,676	266,889
Profit	514,671	575,029
Profit attributable to owners of parent	514,671	575,029