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August 3, 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)
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(Amendment) Notice Regarding Partial Amendment to "Notice Regarding Disposal of Treasury Shares as Restricted Shares"

Japan Property Management Center Co., Ltd. (the "Company") hereby announces that it has become necessary to partially amend the "Notice Regarding Disposal of Treasury Shares as Restricted Shares" released on June 8, 2020, June 14, 2021, June 13, 2022, June 12, 2023, June 10, 2024, June 9, 2025, and June 8, 2026 (collectively, the "Notice Regarding Disposal of Treasury Shares as Restricted Shares") as follows.

1. Reasons for Amendment

The Company resolved, at the board of directors' meeting held on March 9, 2020, to introduce an incentive plan utilizing restricted shares (the "Plan") for the purpose of granting long-term incentives to certain employees of the Company (the "Eligible Employees") and sharing shareholder value. Under the Plan, the Company has entered into a restricted shares allotment agreement with the Eligible Employees.

At the board of directors' meeting held today, the Company resolved to partially amend the terms of that agreement, thereby partially modifying the matters announced in the "Notice Regarding Disposal of Treasury Shares as Restricted Shares."

2. Amended Sections

Amended sections are underlined.

(Before Amendment)

(Newly established)

(After Amendment)

[Omitted]

3. Overview of Allotment Agreement

[Omitted]

(6) Conditions for Removal of Transfer Restrictions (Addition)

If a tender offer as prescribed in Article 27-2 et seq. of the Financial Instruments and Exchange Act ("Tender Offer") is commenced for common shares of the Company during the transfer restriction period, and the Company has resolved at a board of directors' meeting to support the Tender Offer and recommend that shareholders tender their shares (unless the Company subsequently changes its opinion to support the Tender Offer and recommend that shareholders tender their shares prior to a request by the Eligible Employees), the Company will remove the transfer restrictions on the Allotted Shares upon written request from the Eligible Employees for the purpose of tendering in the Tender Offer. In such a case, if the Eligible Employees fail to tender all or part of the Allotted Shares in the Tender Offer and the Tender Offer is consummated, the Company will, on the business day following the last day of the tender offer period for the Tender Offer, acquire all of the Allotted Shares not tendered in the Tender Offer without consideration. Furthermore, if the Tender Offer is not consummated, the removal of transfer restrictions pursuant to this Article (6) will retroactively lose its effect, and any Allotted Shares returned to the Eligible Employees will once again be subject to the transfer restrictions.

[Omitted]

End