November 16, 2026

Company	Japan Property Management Center Co., Ltd.
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Notice Regarding Reduction in Stated Capital and Capital Reserves

Japan Property Management Center Co., Ltd. (the "Company") hereby announces that, at its board of directors' meeting today, it resolved to reduce the amount of its stated capital and capital reserves (the "Capital Reduction, etc."), as described below.

The Capital Reduction, etc. will become effective as of January 18, 2027 on the condition that after the Share Consolidation (as defined below; the same applies hereinafter) takes effect as of January 4, 2027 upon approval at the extraordinary shareholders meeting to be held on November 27, 2026 (the "Extraordinary Shareholders Meeting"), the Capital Increase (as defined below) is approved by a shareholders meeting resolution, resulting in an increase of the amounts of stated capital and capital reserves.

1. Purpose of Capital Reduction, Etc.

As described in the "Notice Regarding Implementation of MBO and Recommendation for Tender (Summary)" released by the Company as of August 3, 2026 (including the amendments in the "(Amendment) Notice Regarding Partial Amendments to 'Notice Regarding Implementation of MBO and Recommendation for Tender' (Summary)" released as of September 15, 2026; the "Expression of Opinion Press Release"), as part of a series of transactions (the "Transaction") aimed at acquiring all of the Company's common shares (the "Company Shares") (excluding the Non-Tender Agreement Shares (Note 1) and the treasury shares held by the Company) and taking the Company Shares private, Amsterdam1 Inc. ("Amsterdam1") and Amsterdam2 Inc. ("Amsterdam2"; Amsterdam1 and Amsterdam2 are hereinafter collectively referred to as the "Tender Offerors") implemented a tender offer for the Company Shares with the tender offer period being from August 4, 2026 to October 5, 2026 (the "Tender Offer"). As a result, as of October 13, 2026, the settlement commencement date of the Tender Offer, Amsterdam1 came to hold 4,528,768 Company Shares (Ownership Ratio (Note 2): 27.05%) and Amsterdam2 came to hold 4,528,768 Company Shares (Ownership Ratio: 27.05%).

(Note 1) "Non-Tender Agreement Shares" collectively refers to all of the Company Shares held by Mutoh Enterprise 2 Co., Ltd. (the "Non-Tender Agreement Shareholder (Mutoh Enterprise 2)") (the "Non-Tender Agreement Shares (Mutoh Enterprise 2)") and all of the Company Shares respectively held by Hikari Tsushin KK Investment Limited Partnership, UH Partners 2 Investment Limited Partnership, and Hikari Tsushin, Inc. (collectively, the "Non-Tender Agreement Shareholders (HIKARI Group)") (the "Non-Tender Agreement Shares (HIKARI Group)"). As described in the Expression of Opinion Press Release, in implementing the Tender Offer, the Tender Offerors entered into a non-tender agreement with the Non-Tender Agreement Shareholder (Mutoh Enterprise 2) on August 3, 2026, under which the Non-Tender Agreement Shareholder (Mutoh Enterprise 2) agreed, among others, that it will not tender the

Non-Tender Agreement Shares (Mutoh Enterprise 2) in the Tender Offer, it will vote in favor of the proposals relating to the Share Consolidation in connection with the Non-Tender Agreement Shares (Mutoh Enterprise 2) at the Extraordinary Shareholders Meeting, and after the Share Consolidation takes effect, it will sell all of the Non-Tender Agreement Shares (Mutoh Enterprise 2) to the Company in response to the Company's acquisition of the Non-Tender Agreement Shares (Mutoh Enterprise 2) as own shares (the "Share Repurchase (Mutoh Enterprise 2)"). The Tender Offerors also entered into a non-tender agreement with the Non-Tender Agreement Shareholders (HIKARI Group) and HIKARI TSUSHIN INVESTMENTS OKINAWA Inc. ("HTIO"; the Non-Tender Agreement Shareholder (Mutoh Enterprise 2) and HTIO are hereinafter collectively referred to as the "Remaining Shareholders") on September 14, 2026, under which the parties agreed that (i) none of the Non-Tender Agreement Shares (HIKARI Group) will be tendered in the Tender Offer, (ii) following consummation of the Tender Offer, the Non-Tender Agreement Shareholders (HIKARI Group) will vote in favor of proposals relating to the Share Consolidation at the Extraordinary Shareholders Meeting, (iii) from the day following the settlement commencement date of the Tender Offer to no later than the business day before the effective date of the Share Consolidation, Hikari Tsushin KK Investment Limited Partnership and UH Partners 2 Investment Limited Partnership will make an in-kind distribution to HTIO of a portion of the Non-Tender Agreement Shares (HIKARI Group) (1,452,100 shares) (the "In-Kind Distribution"), and (iv) the Company will acquire, as own shares, all of the Company Shares received by HTIO through the In-Kind Distribution (the "Share Repurchase (HIKARI Group)"; the Share Repurchase (Mutoh Enterprise 2) and Share Repurchase (HIKARI Group) are hereinafter collectively referred to as the "Share Repurchases").

(Note 2) "Ownership Ratio" refers to the ratio (rounded to two decimal places) 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 "Financial Results for Second Quarter (Interim) of Fiscal Year Ending December 31, 2026 Japan Standard (Consolidated)," published by the Company on August 7, 2026, the number of treasury shares held by the Company as of the same date (984,291 shares) (provided 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 to calculation of the Ownership Ratio.

In addition, as described in the "Notice Regarding Holding of Extraordinary Shareholder Meeting Concerning Share Consolidation, Abolition of Provision on Share Unit, and Partial Amendment to Articles of Incorporation (Summary)" released by the Company as of October 27, 2026, the Tender Offer was consummated; however, because the Tender Offerors could not acquire all of the Company Shares (excluding the Non-Tender Agreement Shares and the treasury shares held by the Company) in the Tender Offer, the Company, at the request of the Tender Offerors, resolved, at its board of directors' meeting held on October 27, 2026, to implement a share consolidation to consolidate 726,050 Company Shares into one share (the "Share Consolidation") in order to limit the Company's shareholders only to the Tender Offerors and Remaining Shareholders and take the Company Shares private, subject to shareholder approval at the Extraordinary Shareholders Meeting, and to submit the proposal in relation to the Share Consolidation to the Extraordinary Shareholders Meeting. Through the Share Consolidation, the number of Company Shares held by shareholders other than the Tender Offerors and Remaining Shareholders will be fractional shares that are less than one share.

Moreover, as described in the Expression of Opinion Press Release, in the Transaction, the Share Repurchases will be implemented after the Share Consolidation takes effect.

In connection with the Share Repurchases, while the amount of money to be delivered by the Company to the Remaining Shareholders must be within the distributable amount as of the effective date of the Share Repurchases, the Company's distributable amount as of November 16, 2026 is less than the total consideration for the Share Repurchases. Therefore, for the purpose of securing the funds and

distributable amount necessary for implementation of the Share Repurchases, the Company plans to implement the Capital Reduction, etc. subject to the Tender Offerors providing the Company with funds to be applied to the consideration for the Share Repurchases (a capital increase through a third-party allocation of class shares with the Tender Offerors as subscribers (the "Capital Increase") is planned), and the Company plans to carry out the Share Repurchases after the Capital Reduction, etc. takes effect.

The Capital Reduction, etc. will become effective on January 18, 2027, after the Share Consolidation takes effect as of January 4, 2027, upon approval at the Extraordinary Shareholders Meeting. While the Capital Reduction, etc. is expected to be approved by a shareholders meeting resolution, the resolution will be made on January 13, 2027, after the Share Consolidation takes effect on January 4, 2027, by way of a written resolution with written consent from the Tender Offerors who have voting rights in the Company at that time and the Remaining Shareholders, and there are no plans to hold a shareholders meeting attended by the Company's shareholders prior to the effective date of the Share Consolidation for the Capital Reduction, etc.

2. Details of Capital Reduction, Etc.

(1) Amount of Stated Capital to Be Reduced

Subject to the Capital Increase resulting in an increase of stated capital by 3,500,000,000 yen, the Company's stated capital will be reduced by 3,865,803,500 yen to 100,000,000 yen.

(2) Amount of Capital Reserves to Be Reduced

Subject to the Capital Increase resulting in an increase of capital reserves by 3,500,000,000 yen, the Company's capital reserves will be reduced by3,765,757,200 yen to 100,000,000 yen.

(3) Increased Amount of Surplus

Other capital surplus: 7,631,560,700 yen

(4) Method of Capital Reduction, Etc.

After the amounts of stated capital and capital reserves are reduced as above pursuant to Article 447, paragraph (1) and Article 448, paragraph (1) of the Companies Act, the full amount of each reduction will be transferred to "other capital reserves."

3. Schedule for Capital Reduction, Etc.

(1)	Resolution date of board of directors	November 16, 2026 (Monday)
(2)	Public notice to creditors to the effect that they are able to state their objections	December 14, 2026 (Monday) (scheduled)
(3)	Final deadline for creditors to state objections	January 14, 2027 (Thursday) (scheduled)
(4)	Resolution date of shareholders meeting	January 13, 2027 (Wednesday) (scheduled)
(5)	Effective date	January 18, 2027 (Monday) (scheduled)

4. Future Prospects

The Capital Reduction, etc. will not have an impact on the Company's performance.

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