November 27, 2026

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Notice Regarding Approval of Share Consolidation, Abolition of Provision on Share Unit, and Partial Amendment to Articles of Incorporation

As announced in the "Notice Regarding Holding of Extraordinary Shareholders Meeting Concerning Share Consolidation, Abolition of Provision on Share Unit, and Partial Amendment to Articles of Incorporation (Summary))" dated October 27, 2026 (the "Company Press Release"), Japan Property Management Center Co., Ltd. (the "Company") submitted Proposal No. 1, "Share Consolidation," and Proposal No. 2, "Partial Amendment to Articles of Incorporation," respectively, to the extraordinary shareholders meeting held today (the "Extraordinary Shareholders Meeting"), and both proposals were approved and adopted as originally proposed. Accordingly, the Company hereby announces the following.

As a result, the Company's common shares (the "Company Shares") will fall under the delisting criteria set forth in the Securities Listing Regulations of Tokyo Stock Exchange, Inc. (the "Tokyo Stock Exchange"). Accordingly, the Company Shares are scheduled to be designated as securities to be delisted from today to December 28, 2026 and thereafter will be delisted on December 29, 2026. Please note that, following the delisting, the Company Shares will no longer be traded on the Prime Market of the Tokyo Stock Exchange.

1. Proposal No. 1 (Share consolidation)

The Company obtained the approval of its shareholders at the Extraordinary Shareholders Meeting for a share consolidation (the "Share Consolidation") as described below. For details of the Share Consolidation, please refer to the Company Press Release.

(1) Class of Shares to Be Consolidated
Common shares

(2) Consolidation Ratio
The Company Shares will be consolidated at a ratio of 726,050 Company Shares to one share.

(3) Decrease in Total Number of Issued Shares
16,733,129 shares

(4) Total Number of Issued Shares Before Effective Date
16,733,152 shares

(Note) At the board of directors' meeting held on October 27, 2026, the Company resolved to cancel 992,448 treasury shares (equivalent to all treasury shares held

by the Company as of October 14, 2026) as of December 30, 2026. Accordingly, the "Total Number of Issued Shares Before Effective Date" is the total number of issued shares after the cancellation.

(5) Total Number of Issued Shares After Effective Date
23 shares

(6) Total Number of Authorized Shares as of Effective Date
73 shares

(7) Method of Treatment of Fractional Shares Less Than One Share and Amount of Money Expected to Be Delivered to Shareholders as a Result of Such Treatment

(i) Whether planned treatment is that under Article 235, paragraph (1) of Companies Act or that under Article 234, paragraph (2) as applied mutatis mutandis pursuant to Article 235, paragraph (2), and reasons therefor

As a result of the Share Consolidation, the number of Company Shares held by shareholders other than Amsterdam1 Inc. ("Amsterdam1"), Amsterdam2 Inc. ("Amsterdam2"; together with Amsterdam1, collectively, the "Tender Offerors"), Mutoh Enterprise 2 Co., Ltd. (the "Non-Tender Agreement Shareholder (Mutoh Enterprise 2)"), and HIKARI TSUSHIN INVESTMENTS OKINAWA Inc. ("HTIO"; together with the Non-Tender Agreement Shareholder (Mutoh Enterprise 2), collectively, the "Remaining Shareholders") is scheduled to be less than one share. As for how the fractional shares less than one share resulting from the Share Consolidation will be treated, Company Shares equivalent to the total number of those fractional shares (in the case where there are fractions that do not total one share, those fractional shares will be excluded down pursuant to Article 235, paragraph (1) of the Companies Act (Act No. 86 of 2005, as amended; the "Companies Act")) will be sold in accordance with the provisions of Article 235 of the Companies Act and other related laws and regulations, and the proceeds from the sale will be distributed to shareholders in proportion to their fractional shares. In connection with that sales procedure, given that it is considered to be unlikely that a buyer will emerge through an auction because the Share Consolidation will be conducted as part of a series of transactions (the "Transaction"), which is aimed at taking the Company Shares private, and as the Company Shares are scheduled to be delisted on December 29, 2026 and will therefore have no market price, the Company intends to sell all of the Company Shares equivalent to the total number of those fractional shares to the Tender Offerors or purchase a portion thereof and sell the remaining portion to the Tender Offerors with court permission pursuant to Article 234, paragraph (2) of the Companies Act as applied mutatis mutandis pursuant to Article 235, paragraph (2) of the Companies Act. In this case, if the necessary court permission is obtained as planned, the sale price is scheduled to be set at a price that allows the Company to deliver an amount of money equivalent to the amount calculated by the number of Company Shares held by the shareholders listed or recorded in the Company's final shareholder register as of January 3, 2027, the day before the effective date of the Share Consolidation, multiplied by JPY 2,270, which is the same amount as the tender offer price per Company Share in the tender offer for the Company Shares conducted by the Tender Offerors with the tender offer period from August 4, 2026 to October 5, 2026. However, if court permission cannot be obtained or fractional adjustments are required for calculation purposes, the actual amount to be delivered may differ from the above amount.

(ii) Name or trade name of person expected to become purchaser of shares relating to sale

The Tender Offerors or the Company and the Tender Offerors

(iii) Means by which person expected to become purchaser of shares relating to sale secures funds for payment of sale price; adequacy of those means

The Tender Offerors state that they intend to cover the funds for the acquisition of the Company Shares equivalent to the total number of fractional shares resulting from the Share Consolidation by capital

contributions through subscription for common shares by Helsinki1 Inc., which owns all of the voting rights in Amsterdam1, and Helsinki2 Inc., which owns all of the voting rights in Amsterdam2, and borrowings from Mizuho Bank, Ltd. In the procedures for implementing the Transaction, the Company confirmed that the Tender Offerors have secured funds by reviewing the tender offer registration statement filed by the Tender Offerors on August 4, 2026 (including amendments made by the amended statements of tender offer registration statement filed on August 6, 2026 and September 15, 2026) and the loan certificates and investment certificates attached thereto. Furthermore, the Tender Offerors state that there have since been no events that could hinder payment of the sale price of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation, nor are they aware of any possibility of any such events occurring in the future.

In addition, if the Company purchases a portion of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation, the Tender Offerors state that they plan to provide the funds necessary for such purchase by the Company, if necessary. As described above, the Company has confirmed that the Tender Offerors have secured the necessary funds.

Based on the above, the Company has determined that the means to secure funds for payment of the sale price of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation are appropriate.

(iv) Expected timing of sale and for delivering proceeds of sale to shareholders

The Company plans to file a court petition around mid-January 2027 for permission to sell all of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation to the Tender Offerors or to purchase a portion thereof and sell the remaining portion to the Tender Offerors in accordance with the provisions of Article 234, paragraph (2) of the Companies Act, as applied mutatis mutandis pursuant to Article 235, paragraph (2) of the Companies Act. While the timing of obtaining that permission may change depending on the circumstances of the court and other factors, the Company expects, with court permission, to sell all of those Company Shares to the Tender Offerors or to purchase a portion thereof and sell the remaining portion to the Tender Offerors around mid-February 2027, and thereafter, upon making the necessary preparations for delivering the proceeds from the sale to shareholders, to deliver the sales proceeds to shareholders around mid-April 2027. Considering the time required for the series of procedures from the effective date of the Share Consolidation to that sale, the Company expects that the sale of the Company Shares equivalent to the total number of fractional shares less than one share resulting from the Share Consolidation and delivery of the sales proceeds to shareholders will occur at the respective times indicated above.

2. Proposal No. 2 (Partial amendment to articles of incorporation)

The Company obtained the approval of its shareholders at the Extraordinary Shareholders Meeting for a partial amendment to its articles of incorporation as described below. For details of the amendment, please refer to the Company Press Release.

The partial amendment to the articles of incorporation is expected to take effect on January 4, 2027, the effective date of the Share Consolidation, subject to the Share Consolidation taking effect.

(1) If Proposal No. 1 is approved and adopted as originally proposed and the Share Consolidation takes effect, the total number of authorized shares of the Company will be reduced to 73 shares pursuant to Article 182, paragraph (2) of the Companies Act. To clarify this, subject to the Share Consolidation taking effect, Article 6 (Total Number of Authorized Shares) of the Company's articles of incorporation will be amended.

(2) If Proposal No. 1 is approved and adopted as originally proposed and the Share Consolidation takes effect, the total number of issued shares of the Company will be 23 shares and it will

become unnecessary to set a share unit. Accordingly, subject to the Share Consolidation taking effect, Article 7 (Share Unit) and Article 8 (Rights Related to Shares Less Than One Unit) of the Company's articles of incorporation will be deleted in their entirety in order to abolish the provision on the share unit of the Company Shares, under which 100 shares currently constitute one unit, changing the article numbering due to the amendment.

(3) If Proposal No. 1 is approved and adopted as originally proposed and the Share Consolidation takes effect, the Company's only shareholders will be the Tender Offerors and the Remaining Shareholders, and the Company Shares will be delisted as a result of the Share Consolidation; therefore, the provision on the record date of the annual shareholders meeting and the provision on the system for electronic provision of shareholders meeting materials will become unnecessary. Accordingly, subject to the Share Consolidation taking effect, Article 9 (Record Date) and Article 14 (Electronic Provision Measures, Etc.) will be deleted in their entirety, changing the article numbering due to the amendment.

3. Schedule for Share Consolidation

(i)	Date of Extraordinary Shareholders Meeting	November 27, 2026 (Friday)
(ii)	Date of designation as securities to be delisted	November 27, 2026 (Friday)
(iii)	Last trading date of Company Shares	December 28, 2026 (Monday) (scheduled)
(iv)	Date of delisting of Company Shares	December 29, 2026 (Tuesday) (scheduled)
(v)	Effective date of Share Consolidation	January 4, 2027 (Monday) (scheduled)

End