



Consolidated Financial Results for the Three Months Ended March 31, 2025 (Under Japanese GAAP)

May 12, 2025

Stock exchange listings:

Tokyo Prime

Company name Japan Property Management Center Co., Ltd.

Securities code 3276 URL https://www.jpmc.jp

Representative (Title) JPMC Group CEO, Representative Director,

(Name)Hideaki Mutoh

President and Chief Executive Officer

Inquiries JPMC Group CFO, Director, Senior Executive

(Name)Takayuki Okumiya Tel 03-6268-5225

Officer
Dividend payable date (as

planned)

Supplemental material of results: Yes Convening briefing of results: None

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated financial results for the three months ended March 31, 2025 (from January 1, 2025 to March 31, 2025)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

| | Net sale | es | Operating p | orofit | Ordinary p | rofit | Profit attribut owners of p | |
|--------------------|-----------------|-----|-----------------|--------|-----------------|--------|--------------------------------|--------|
| Three months ended | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % |
| March 31, 2025 | 14,465 | 0.3 | 716 | 34.6 | 719 | 34.9 | 514 | 46.5 |
| March 31, 2024 | 14,427 | 1.5 | 531 | (29.9) | 532 | (30.1) | 351 | (31.4) |

Note: Comprehensive income For the three months ended March 31, 2025 514 Millions of yen (46.5%)

For the three months ended March 31, 2024 351 Millions of yen ((31.4)%)

| | Basic earnings per share | Diluted earnings per share |
|--------------------|--------------------------|-------------------------------|
| Three months ended | Yen | Yen |
| March 31, 2025 | 30.06 | _ |
| March 31, 2024 | 19.82 | _ |

(2) Consolidated financial position

| | Total assets | Net assets | Capital adequacy ratio |
|-------------------|-----------------|-----------------|------------------------|
| As of | Millions of yen | Millions of yen | % |
| March 31, 2025 | 17,045 | 8,361 | 49.1 |
| December 31, 2024 | 18,735 | 9,334 | 49.8 |

Reference:Owner's equity As of March 31, 2025 8,361 Millions of yen
As of December 31, 2024 9,334 Millions of yen

2. Cash dividends

| | Annual dividend | | | | | |
|---|-----------------|----------------|---------------|----------|--------|--|
| | First quarter | Second quarter | Third quarter | Year end | Annual | |
| | Yen | Yen | Yen | Yen | Yen | |
| Fiscal year ended December 31, 2024 | _ | 27.50 | _ | 27.50 | 55.00 | |
| Fiscal year ending December 31, 2025 | _ | | | | | |
| Fiscal year ending December 31, 2025 (Forecast) | | 29.00 | _ | 29.00 | 58.00 | |

Note:Revisions to the forecast of cash dividends most recently announced: None

3. Consolidated financial forecast for the fiscal year ending December 31, 2025 (from January 1, 2025 to December 31, 2025)

(Percentages indicate year-on-year changes.)

| | Net sa | iles | Operating | g profit | Ordinary | profit | Profit attrib | | Basic earnings per share |
|--------------------------------------|--------------------|------|-----------------|----------|-----------------|--------|-----------------|-------|-----------------------------|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % | Yen |
| Six months ending June 30, 2025 | 29,600 | 1.5 | 1,230 | (0.5) | 1,230 | (0.7) | 815 | (0.6) | 46.45 |
| Fiscal year ending December 31, 2025 | 60,000 | 1.7 | 2,550 | (6.3) | 2,550 | (6.5) | 1,690 | (7.7) | 96.33 |

Note:Revisions to the earnings forecasts most recently announced: None

* Notes

(1) Significant changes in the scope of consolidation during the period: None

Newly included: — companies (Company name)—, Excluded: — companies (Company name)—

(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)

① Number of issued and outstanding shares at the period end (including treasury stock)

2 Number of treasury stock at the period end

③ Average number of shares (quarterly period-YTD)

| As of March 31, 2025 | 19,025,600shares | As of December 31, 2024 | 19,025,600shares |
|--------------------------------------|------------------|--------------------------------------|------------------|
| As of March 31, 2025 | 2,382,470shares | As of December 31, 2024 | 1,481,325shares |
| Three months ended March 31, 2025 | 17,122,971shares | Three months ended March 31, 2024 | 17,731,462shares |

Note: The Company has introduced the Employee Stock Ownership Plan (J-ESOP). The Company's shares remaining in the Employee Stock Ownership Plan (J-ESOP) and recorded as treasury shares under shareholders' equity are included in treasury shares excluded from the calculation of average number of shares during the period when calculating earnings per share.

(Caution regarding forward-looking statements)

The forward-looking statements, including earnings forecasts, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. These statements do not purport that the Company pledges to achieve the stated performance. Actual business and other results may differ substantially due to various factor

^{*} 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

Quarterly consolidated financial statements Consolidated balance sheets

(Thousands of yen)

| | As of December 31, 2024 | As of March 31, 2025 |
|--|-------------------------|----------------------|
| Assets | | |
| Current assets | | |
| Cash and deposits | 7,555,724 | 5,802,013 |
| Accounts receivable - trade, and contract assets | 598,962 | 544,574 |
| Real estate for sale | 451,171 | 448,605 |
| Operating loans | 2,077,432 | 2,067,384 |
| Other | 1,290,001 | 1,463,887 |
| Allowance for doubtful accounts | (140,266) | (157,199) |
| Total current assets | 11,833,025 | 10,169,265 |
| Non-current assets | | |
| Property, plant and equipment | | |
| Buildings | 3,589,021 | 3,649,292 |
| Accumulated depreciation | (1,892,156) | (1,917,830) |
| Buildings, net | 1,696,865 | 1,731,462 |
| Land | 3,594,532 | 3,594,777 |
| Other | 243,671 | 189,826 |
| Accumulated depreciation | (117,222) | (111,242) |
| Other, net | 126,448 | 78,584 |
| Total property, plant and equipment | 5,417,846 | 5,404,824 |
| Intangible assets | | |
| Goodwill | 288,208 | 280,696 |
| Other | 97,255 | 94,285 |
| Total intangible assets | 385,464 | 374,982 |
| Investments and other assets | | |
| Deferred tax assets | 93,972 | 92,787 |
| Other | 1,430,803 | 1,420,978 |
| Allowance for doubtful accounts | (425,879) | (417,697) |
| Total investments and other assets | 1,098,896 | 1,096,068 |
| Total non-current assets | 6,902,206 | 6,875,874 |
| Total assets | 18,735,232 | 17,045,140 |

| | As of December 31, 2024 | As of March 31, 2025 |
|---|-------------------------|----------------------|
| Liabilities | | |
| Current liabilities | | |
| Accounts payable - trade | 777,225 | 749,494 |
| Current portion of long-term borrowings | 946,923 | 809,340 |
| Income taxes payable | 616,865 | 180,333 |
| Provision for bonuses | _ | 94,989 |
| Advances received | 2,566,629 | 2,767,425 |
| Provision for share awards | 101,058 | 96,720 |
| Other | 1,391,471 | 976,383 |
| Total current liabilities | 6,400,173 | 5,674,686 |
| Non-current liabilities | | |
| Long-term borrowings | 759,615 | 733,604 |
| Long-term guarantee deposits | 1,976,717 | 1,963,306 |
| Deferred tax liabilities | 135,518 | 154,376 |
| Provision for share awards | 117,293 | 147,385 |
| Other | 10,967 | 10,231 |
| Total non-current liabilities | 3,000,112 | 3,008,904 |
| Total liabilities | 9,400,285 | 8,683,590 |
| Net assets | | |
| Shareholders' equity | | |
| Share capital | 465,803 | 465,803 |
| Capital surplus | 367,231 | 367,231 |
| Retained earnings | 10,268,051 | 10,299,231 |
| Treasury shares | (1,766,139) | (2,770,715) |
| Total shareholders' equity | 9,334,946 | 8,361,550 |
| Total net assets | 9,334,946 | 8,361,550 |
| Total liabilities and net assets | 18,735,232 | 17,045,140 |

$Consolidated \ statements \ of \ income \ (cumulative) \ and \ consolidated \ statements \ of \ comprehensive \ income \ (cumulative)$

Consolidated statements of income (cumulative)

(Thousands of yen)

| | | (Thousands of yell) |
|--|-----------------------------------|--------------------------------------|
| | Three months ended March 31, 2024 | Three months ended March 31, 2025 |
| Net sales | 14,427,919 | 14,465,168 |
| Cost of sales | 12,663,585 | 12,490,373 |
| Gross profit | 1,764,333 | 1,974,794 |
| Selling, general and administrative expenses | 1,232,395 | 1,258,713 |
| Operating profit | 531,938 | 716,080 |
| Non-operating income | | |
| Interest income | 160 | 3,882 |
| Commission income | 632 | 548 |
| Subsidy income | 730 | _ |
| Other | 710 | 567 |
| Total non-operating income | 2,233 | 4,999 |
| Non-operating expenses | | |
| Interest expenses | 1,226 | 1,881 |
| Other | 10 | 9 |
| Total non-operating expenses | 1,236 | 1,891 |
| Ordinary profit | 532,935 | 719,188 |
| Extraordinary income | | |
| Gain on sale of non-current assets | 109 | 159 |
| Total extraordinary income | 109 | 159 |
| Extraordinary losses | | |
| Loss on retirement of non-current assets | 348 | _ |
| Consumption taxes for prior periods | 9,906 | _ |
| Total extraordinary losses | 10,255 | _ |
| Profit before income taxes | 522,789 | 719,348 |
| Income taxes - current | 160,861 | 184,634 |
| Income taxes - deferred | 10,546 | 20,042 |
| Total income taxes | 171,407 | 204,676 |
| Profit | 351,381 | 514,671 |
| Profit attributable to owners of parent | 351,381 | 514,671 |
| | | |

Consolidated statements of comprehensive income (cumulative)

(Thousands of yen)

| | Three months ended March 31, 2024 | Three months ended March 31, 2025 |
|---|--------------------------------------|--------------------------------------|
| Profit | 351,381 | 514,671 |
| Comprehensive income | 351,381 | 514,671 |
| Comprehensive income attributable to | | |
| Comprehensive income attributable to owners of parent | 351,381 | 514,671 |