



# **Consolidated Financial Results** for the Nine Months Ended September 30, 2025 (Under Japanese GAAP)

November 10, 2025

Stock exchange listings:

Tokyo Prime

Company name Japan Property Management Center Co., Ltd.

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

JPMC Group CEO, Representative Director, Representative (Title)

President and Chief Executive Officer

JPMC Group CFO, Director, Senior Executive (Name)Takayuki Okumiya Tel 03-6268-5225

Inquiries (Title)

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.)

(Name)Hideaki Mutoh

1. Consolidated financial results for the nine months ended September 30, 2025 (from January 1, 2025 to September 30, 2025)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Net sale	es	Operating profit Ordinary pr		rofit	Profit attributable owners of paren		
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
September 30, 2025	43,798	0.1	2,172	11.4	2,180	11.7	1,457	12.3
September 30, 2024	43,743	1.9	1,950	(0.4)	1,952	(0.6)	1,297	(2.3)

Note: Comprehensive income For the nine months ended September 30, 2025: 1,457 Millions of yen (12.3%) 1,297 Millions of yen For the nine months ended September 30, 2024: ((2.3)%)

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
September 30, 2025	86.64	-
September 30, 2024	73.08	-

## (2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
September 30, 2025	16,918	8,910	52.7
December 31, 2024	18,735	9,334	49.8

Reference: Owner's equity As of September 30, 2025: 8,910 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	-	29.00	I		
Fiscal year ending December 31, 2025 (Forecast)			-	31.00	60.00

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	ıles	Operating	g profit	Ordinary	profit	Profit attrib		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
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 September 30, 2025	17,725,600 shares	As of December 31, 2024	19,025,600 shares
As of September 30, 2025	1,014,383 shares	As of December 31, 2024	1,481,325 shares
Nine months ended September 30, 2025	16,819,064 shares	Nine months ended September 30, 2024	17,759,459 shares

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.

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

<sup>\*</sup> Proper use of earnings forecasts, and other special matters

## **Quarterly consolidated financial statements Consolidated balance sheets**

(Thousands of yen)

		(Thousands of yen)	
	As of December 31, 2024	As of September 30, 2025	
Assets			
Current assets			
Cash and deposits	7,555,724	6,039,371	
Accounts receivable - trade, and contract assets	598,962	509,118	
Real estate for sale	451,171	443,474	
Operating loans	2,077,432	1,610,464	
Other	1,290,001	1,450,678	
Allowance for doubtful accounts	(140,266)	(160,699)	
Total current assets	11,833,025	9,892,407	
Non-current assets			
Property, plant and equipment			
Buildings	3,589,021	3,646,512	
Accumulated depreciation	(1,892,156)	(1,964,131)	
Buildings, net	1,696,865	1,682,381	
Land	3,594,532	3,594,777	
Other	243,671	232,058	
Accumulated depreciation	(117,222)	(123,047)	
Other, net	126,448	109,010	
Total property, plant and equipment	5,417,846	5,386,170	
Intangible assets			
Goodwill	288,208	265,671	
Other	97,255	273,089	
Total intangible assets	385,464	538,760	
Investments and other assets			
Deferred tax assets	93,972	92,691	
Other	1,430,803	1,432,047	
Allowance for doubtful accounts	(425,879)	(423,531)	
Total investments and other assets	1,098,896	1,101,207	
Total non-current assets	6,902,206	7,026,138	
Total assets	18,735,232	16,918,546	
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		(Thousands of yen)
	As of December 31, 2024	As of September 30, 2025
Liabilities		
Current liabilities		
Accounts payable - trade	777,225	769,978
Current portion of long-term borrowings	946,923	117,888
Income taxes payable	616,865	211,490
Provision for bonuses	-	127,872
Advances received	2,566,629	2,746,305
Provision for share awards	101,058	95,203
Other	1,391,471	1,019,707
Total current liabilities	6,400,173	5,088,445
Non-current liabilities		
Long-term borrowings	759,615	669,288
Long-term guarantee deposits	1,976,717	1,940,609
Deferred tax liabilities	135,518	196,806
Provision for share awards	117,293	103,765
Other	10,967	9,281
Total non-current liabilities	3,000,112	2,919,751
Total liabilities	9,400,285	8,008,197
Net assets		
Shareholders' equity		
Share capital	465,803	465,803
Capital surplus	367,231	365,757
Retained earnings	10,268,051	9,250,902
Treasury shares	(1,766,139)	(1,172,114)
Total shareholders' equity	9,334,946	8,910,348
Total net assets	9,334,946	8,910,348
Total liabilities and net assets	18,735,232	16,918,546

# Consolidated statements of income (cumulative) and consolidated statements of comprehensive income (cumulative)

**Consolidated statements of income (cumulative)** 

(Thousands of yen)

		(Thousands of yen
	Nine months ended September 30, 2024	Nine months ended September 30, 2025
Net sales	43,743,997	43,798,578
Cost of sales	38,159,754	37,729,792
Gross profit	5,584,242	6,068,786
Selling, general and administrative expenses	3,634,038	3,896,723
Operating profit	1,950,204	2,172,063
Non-operating income		
Interest income	1,258	11,106
Commission income	1,919	1,636
Subsidy income	1,470	-
Other	1,788	1,978
Total non-operating income	6,437	14,721
Non-operating expenses		
Interest expenses	4,174	5,522
Other	100	845
Total non-operating expenses	4,274	6,368
Ordinary profit	1,952,367	2,180,416
Extraordinary income		
Gain on sale of non-current assets	120	777
Settlement income	-	80,000
Total extraordinary income	120	80,777
Extraordinary losses		
Loss on retirement of non-current assets	348	2,351
Consumption taxes for prior periods	8,866	-
Total extraordinary losses	9,215	2,351
Profit before income taxes	1,943,273	2,258,842
Income taxes - current	650,262	739,150
Income taxes - deferred	(4,773)	62,568
Total income taxes	645,488	801,719
Profit	1,297,784	1,457,123
Profit attributable to owners of parent	1,297,784	1,457,123

## Consolidated statements of comprehensive income (cumulative)

(Thousands of yen)

	Nine months ended September 30, 2024	Nine months ended September 30, 2025
Profit	1,297,784	1,457,123
Comprehensive income	1,297,784	1,457,123
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	1,297,784	1,457,123