

Securities Code: 3276

March 10, 2021

To our shareholders:

Hideaki Mutoh
Representative Director, President and Chief Executive
Officer
Japan Property Management Co., Ltd.
3-4-2 Marunouchi, Chiyoda-ku, Tokyo

Notice of the 19th Annual General Meeting of Shareholders

We are pleased to announce the 19th Annual General Meeting of Shareholders of Japan Property Management Co., Ltd. (the “Company”), which will be held as indicated below.

As an alternative to attending the meeting in person, you may exercise your voting rights by one of the following methods. Please review the attached Reference Document for General Meeting of Shareholders before doing so.

[Voting by Postal Mail]

Please indicate your approval or disapproval of the proposals in the enclosed voting form and return the form to the Company by postal mail so that your vote is received by 6:00 p.m. on Thursday, March 25, 2021 (JST).

[Voting via the Internet, etc.]

Please access the website for exercising voting rights designated by the Company (<https://soukai.mizuho-tb.co.jp/>) and enter your approval or disapproval of the proposals by 6:00 p.m. on Thursday, March 25, 2021 (JST).

1. Date and Time: Friday, March 26, 2021, at 10:00 a.m. (JST) (Reception opens at 9:00 a.m.)

2. Venue: Hall D7, Tokyo International Forum
3-5-1 Marunouchi, Chiyoda-ku, Tokyo
(Please ensure that you come to the reception desk on the 6th floor.)

3. Purpose of the Meeting

Matters to be reported:

- (1) The Business Report and the Consolidated Financial Statements for the 19th fiscal year (from January 1, 2020 to December 31, 2020), and the results of audits of the Consolidated Financial Statements by the Financial Auditor and the Audit and Supervisory Committee
- (2) The Non-consolidated Financial Statements for the 19th fiscal year (from January 1, 2020 to December 31, 2020)

Matters to be resolved:

Proposal	Election of Three Directors (Excluding Directors Who Are Audit and Supervisory Committee Members)
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4. Instructions for Exercising Voting Rights

Please refer to the “Instructions on Exercise of Voting Rights, etc.” (Japanese only)

5. Internet Disclosure

Pursuant to relevant laws and regulations and Article 14 of the Articles of Incorporation of the Company, the following items are not included in the documents attached to this Notice of the General Meeting of Shareholders since they have been made accessible on the Company’s website (<https://www.jpmmc.jp/>) instead.

- (1) “Major businesses,” “Major offices,” “Employees,” “Major lenders,” “Shares of the Company,” “Share acquisition rights, etc. of the Company,” “Financial Auditor,” and “Systems for ensuring properness of business operation and overview of operating status of the systems” of the Business Report.
- (2) The “Consolidated Statements of Changes in Net Assets” and “Notes to Consolidated Financial Statements” of the Consolidated Financial Statements.
- (3) The “Statements of Changes in Net Assets” and “Notes to Non-consolidated Financial Statements” of the Non-consolidated Financial Statements.

Therefore, the Business Report, Consolidated Financial Statements, and Non-consolidated Financial Statements attached to this Notice of the General Meeting of Shareholders make up only a part of what was audited for the Business Report, the Consolidated Financial Statements, and the Non-consolidated Financial Statements by the Audit and Supervisory Committee and the Financial Auditor in the course of preparation of their audit report.

- Please submit the enclosed voting form at the reception upon arrival at the venue. In addition, please bring this Notice with you in order to save resources.
- Any amendments to the Reference Document for General Meeting of Shareholders, the Business Report, the Non-consolidated Financial Statements, or the Consolidated Financial Statements will be published on the Company's website (<https://www.jpmc.jp/>).

Reference Document for General Meeting of Shareholders

Proposals and Reference Information

Proposal Election of Three Directors (Excluding Directors Who Are Audit and Supervisory Committee Members)

The terms of office of all three currently serving Directors (excluding Directors who are Audit and Supervisory Committee Members) will expire at the conclusion of this Annual General Meeting of Shareholders. Accordingly, the Company proposes the election of three Directors (excluding Directors who are Audit and Supervisory Committee Members).

This proposal has been examined at the Audit and Supervisory Committee, and all candidates for Directors (excluding Directors who are Audit and Supervisory Committee Members) have been deemed appropriate.

Candidates for Directors (excluding Directors who are Audit and Supervisory Committee Members) are as follows:

Candidate No.	Name (Date of birth)	Career summary, position and responsibility in the Company, and significant concurrent positions outside the Company	Number of the Company's shares owned
1	Hideaki Mutoh (April 19, 1964)	<div> <div>Mar. 1997</div> <div>Founder and Representative Director of NEXT Co., Ltd. (current LIFULL Co., Ltd.)</div> </div> <div> <div>Sept. 1998</div> <div>Representative Director and Vice President</div> </div> <div> <div>Nov. 1999</div> <div>General Manager of System Department of Apaman Shop Network, Co., Ltd. (current APAMAN Co., Ltd.)</div> </div> <div> <div>May 2001</div> <div>Representative Director of Fudousan Business Kenkyujyo</div> </div> <div> <div>June 2002</div> <div>Founder and Representative Director of the Company</div> </div> <div> <div>Oct. 2003</div> <div>Director of Fudousan Business Kenkyujyo</div> </div> <div> <div>Jan. 2012</div> <div>Representative Director, President and Chief Executive Officer of the Company (current position)</div> </div>	457,865
	Reasons for nomination as candidate for Director Hideaki Mutoh established the Company in June 2002 and is currently serving as the President and Chief Executive Officer. The Company has nominated him again as a candidate for Director for his extensive business experience in the Company and property industry, and knowledge of overall management, administration and operations.		

Candidate No.	Name (Date of birth)	Career summary, position and responsibility in the Company, and significant concurrent positions outside the Company	Number of the Company's shares owned
2	Shigeo Ikeda (February 13, 1974)	<p>Apr. 1996 Joined SK Trading Co., Ltd.</p> <p>Aug. 2004 Joined the Company</p> <p>Jan. 2014 Deputy General Manager of Consulting Sales Division and General Manager of Eastern Japan Consulting Department</p> <p>Jan. 2015 Executive Officer, General Manager of Consulting Sales Division, and Group Manager of Metropolitan Consulting Group</p> <p>Jan. 2016 Senior Executive Officer, General Manager of Property Management Business Department, General Manager of Eastern Japan Property Management Department, and General Manager of Senior Housing Business Department</p> <p>Jan. 2017 Senior Executive Officer and General Manager of Property Management Business Department</p> <p>Jan. 2018 Managing Executive Officer and General Manager of Property Management Business Department</p> <p>Mar. 2018 Director, Managing Executive Officer, and General Manager of Property Management Business Department</p> <p>Jan. 2019 Director, Managing Executive Officer, and West Japan Company President</p> <p>Jan. 2020 Director, Senior Managing Executive Officer, and East Japan Company President (current position)</p>	62,383
<p>Reasons for nomination as candidate for Director</p> <p>Shigeo Ikeda has served in sales division since joining the Company and took position as the General Manager of the Consulting Sales Division and the Property Management Business Department. He is currently leading businesses of the Group as the Senior Managing Executive Officer and East Japan Company President. The Company nominated him again as a candidate for Director for his extensive experience in the Company and knowledge of overall management and administration.</p>			

Candidate No.	Name (Date of birth)	Career summary, position and responsibility in the Company, and significant concurrent positions outside the Company	Number of the Company's shares owned
3	Akimasa Hattori (August 29, 1963)	<p>Apr. 2001 Joined Nissen Co., Ltd.</p> <p>Apr. 2005 Settlement Team Leader of Strategic Finance Group</p> <p>June 2007 Joined MG Group Co., Ltd.</p> <p>Feb. 2009 Representative Director of CI Associates Co., Ltd.</p> <p>Apr. 2009 Seconded to PAYDESIGN Inc. (current Metaps Payment Inc.)</p> <p>Apr. 2012 General Manager of Accounting Finance Department</p> <p>Nov. 2015 Joined the Company</p> <p>Jan. 2016 General Manager of Finance Department</p> <p>Jan. 2018 Executive Officer and General Manager of Finance Department</p> <p>Mar. 2018 Director, Executive Officer, and General Manager of Finance Department</p> <p>Jan. 2019 Director, Senior Executive Officer, and General Manager of Finance & Administration Division (current position)</p> <p>(Significant concurrent positions outside the Company)</p> <p>Representative Director and Chairman of Mirai Small Amount & Short Term Insurance Co., Ltd.</p> <p>Audit & Supervisory Board Member of JPMC Finance Co., Ltd.</p> <p>Audit & Supervisory Board Member of JPMC Works Co., Ltd.</p> <p>Representative Director of Osaka Horo Co., Ltd.</p>	14,590
<p>Reasons for nomination as candidate for Director</p> <p>Akimasa Hattori has extensive business experience and knowledge in accounting and finance areas. He has served as the General Manager of the Finance Department since joining the Company to manage finance and accounting operations, and is currently overseeing the administrative departments as a Senior Executive Officer and General Manager of the Finance & Administration Division. The Company has nominated him again as a candidate for Director because his experience and knowledge will further strengthen effectiveness of decision-making and supervisory functions of the Board of Directors.</p>			

Note:

1. There is no special interest between any of the candidates and the Company.
2. The Company has entered into a liability insurance contract with an insurance company for directors and officers, etc., as stipulated in Article 430-3, paragraph (1) of the Companies Act, and the insurance contract will cover the damages that would be borne by the insured. The candidates will be included as an insured under the insurance contract.