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To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

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Notice Concerning Distribution of Shopping Vouchers for Six Retail Facilities
(For Unitholders Only)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces, as part of the cross-facility promotional initiative (the “Initiative”), the plan of distributing shopping vouchers that can be used at six retail facilities owned by JMF to the unitholders. The details are as follows.

1. Purpose of the Initiative

The Initiative aims to encourage unitholders who have not previously visited the target facilities to visit by offering shopping vouchers as an incentive, and thereby contributing to an increase in overall sales and turnover-linked rent revenue at these facilities.

2. Overview of the Initiative

Content	Distribution of shopping vouchers worth JPY 1,500 (totally three JPY 500 vouchers) usable at retail facilities owned by JMF.	
Eligible Unitholders	Unitholders who are recorded or registered in the unitholder registry as of the record date and hold 3 or more investment units.	
	Record Date: Aug. 31, 2025 Minimum Holding: 3 units	Record Date: Feb. 28, 2026 Minimum Holding: 3 units
Voucher Validity Period	until Feb. 28, 2026	until Aug. 31, 2026
Scheduled Dispatch	late Nov. 2025	late May 2026
How to use	Shopping vouchers will be enclosed and sent with the asset management report and may be presented at participating stores within the target facilities.	
Target Facilities	• Abiko Shopping Plaza (Abiko-shi, Chiba) • unimo chiharadai (Ichihara-shi, Chiba) • KAWASAKI Le FRONT (Kawasaki-ku, Kawasaki-shi, Kanagawa) • mozo wonder city (Nishi-ku, Nagoya-shi, Aichi) • Kyoto Family (Ukyo-ku, Kyoto-shi, Kyoto) • Nara Family (Nara-shi, Nara)	
Notes	• A list of participating stores within the target facilities can be confirmed via the QR code printed on the back of the shopping voucher.	

3. Other Information

The Initiative will be conducted for a limited total of two rounds. JMF will review the effectiveness of the Initiative on the target facilities performance before considering any future continuation.

4. Future Outlook

The implementation of the Initiative will have no impact on the forecasts of JMF's operating performance for the fiscal periods ending February 2026 (48th fiscal period, from September 1, 2025 to February 28, 2026) and August 2026 (49th fiscal period, from March 1, 2026 to August 31, 2026).