

October 31, 2025

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Notice Concerning Completion of Disposition of Trust Beneficiary Right in Real Estate in Japan
(JMF-Bldg.Akasaka 01) and Policy on the Use of Gain on Sales and Disposition Proceeds

Japan Metropolitan Fund Investment Corporation announces that the disposition of the property announced in the press release “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Akasaka 01)” dated August 27, 2025 was completed today.

1. Overview of Disposition

The disposition completed today is as follows.

Property name	Disposition price	Expected gain on sales	Disposition date
JMF-Bldg.Akasaka01 (Trust beneficiary right in real estate)	7,700 million yen	3,139 million yen	October 31, 2025 (Feb. 2026 (48th))

(Note) With respect to the expected gain on sales, please refer to the assumptions underlying the forecasts in the “Summary of Financial Results for the August 2025 (47th) Fiscal Period” dated October 20, 2025.

2. Policy on the Return of Gain on Sales

As a result of this disposition, we expect a gain on sales of 3,139 million yen for the February 2026 (48th) fiscal period, and we plan to allocate the entire amount as a source of dividends. The gain on sales will be retained internally and fully distributed over the fiscal periods from February 2027 (50th) fiscal period to August 2028 (53rd) fiscal period.

3. Policy on the Use of Disposition Proceeds

The proceeds from the disposition of this asset are scheduled to be allocated to the replenishment of funds used for the acquisition of properties announced in the press release dated August 27, 2025, titled “Notice Concerning Acquisition and Leasing of Real Estate in Japan and Trust Beneficial Right in Real Estate in Japan”, as well as to the repayment of short-term borrowings newly incurred in connection with such acquisitions.

[Reference]

For further details of disposition, please refer to “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Akasaka 01)” dated August 27, 2025.