

February 27, 2026

To all concerned parties:

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Notice Concerning Completion of Disposition of Trust Beneficiary Right in Real Estate in Japan
(AEON MALL Sapporo Naebo (40% co-ownership interest))
and Policy on the Use of Gain on Sale and Disposition Proceeds

Japan Metropolitan Fund Investment Corporation announces that the fourth disposition of the property announced in the press release "Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (AEON MALL Sapporo Naebo)" dated July 20, 2022, was completed today. As a result, the series of dispositions announced in the aforementioned press release dated July 20, 2022, has been fully completed.

1. Overview of Disposition

The disposition completed today is as follows.

Property name	Disposition price	Estimated gain on sale	Disposition date
AEON MALL Sapporo Naebo (Trust beneficiary right in real estate)	3,720 million yen (40% co-ownership interest)	1,447 million yen	February 27, 2026 (Feb. 2026 (48th))

(Note) With respect to the estimated gain on sale, please refer to the assumptions underlying the forecast set forth in the "Summary of Financial Results for the six months ended August 31, 2025" dated October 20, 2025.

2. Policy on the Return of Gain on Sale

As a result of this disposition, we expect to record a gain on sale of 1,447 million yen for the February 2026 (48th) fiscal period. In principle, the entire amount of such gain is planned to be distributed to unitholders.

3. Policy on the Use of Disposition Proceeds

The funds to be obtained from the disposition of the property will be applied on the disposition date to the repayment of short-term borrowings newly incurred in connection with the acquisition of the properties announced in the "Notice Concerning Acquisition and Leasing of Real Estate in Japan and Trust Beneficiary Right in Real Estate in Japan" dated August 27, 2025.

[Reference]

For further details of this disposition, please refer to the following press release.

- "Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (AEON MALL Sapporo Naebo)" dated July 20, 2022