

March 2, 2026

To all concerned parties:

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Notice Concerning Completion of Disposition of Trust Beneficiary Rights in Real Estate in Japan
(pivo Izumi Chuo and JMF-Bldg. Edogawabashi 01)
and Policy on the Use of Gain on Sale and Disposition Proceeds

Japan Metropolitan Fund Investment Corporation announces that the disposition of the property, pivo Izumi Chuo announced in the press release “Notice Concerning Disposition of Trust Beneficiary Rights in Real Estate in Japan (AEON MALL Tsurumi Ryokuchi and pivo Izumi Chuo)” dated August 15, 2025, and the disposition of the property announced in the press release “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Edogawabashi 01)” dated December 19, 2025 were completed today.

1. Overview of Disposition

The dispositions completed today are as follows.

Property name	Disposition price	Estimated gain on sale	Disposition date
pivo Izumi Chuo (Trust beneficiary right in real estate)	6,600 million yen	1,684 million yen	March 2, 2026 (Aug. 2026 (49th))
JMF-Bldg. Edogawabashi 01 (Trust beneficiary right in real estate)	4,550 million yen	580 million yen	

(Note) With respect to the estimated gain on sale, please refer to the assumptions for the forecasts in the “Notice Concerning Revised Forecasts for Operating Results and Distributions (Upward Revision) for the August 2026 (49th) Fiscal Period” dated December 19, 2025.

2. Policy on the Return of Gain on Sale

As a result of these dispositions, we expect to record a gain on sale of 2,265 million yen for the August 2026 (49th) 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 dispositions of these properties will be applied to fund the acquisition of JMF-Bldg. Tsukuba 01, which was acquired on the same date as the dispositions, and to the repayment of short-term borrowings newly incurred in connection with the acquisitions 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, on March 31, 2026.

[Reference]

For details of these dispositions, please refer to the following press releases.

- “Notice Concerning Disposition of Trust Beneficiary Rights in Real Estate in Japan (AEON MALL Tsurumi Ryokuchi and pivo Izumi Chuo)” dated August 15, 2025
- “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Edogawabashi 01)” dated December 19, 2025