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To all concerned parties

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Notice Concerning Distribution of Shopping Vouchers for 7 Retail Facilities
(For Unitholders Only) (Update)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces that it has added a retail facility where the shopping vouchers to be distributed to unitholders as a cross-facility promotional initiative (the “Initiative”) can be used, as previously announced in the “Notice Concerning Distribution of Shopping Vouchers for Six Retail Facilities (for Unitholders Only)” dated October 20, 2025. Accordingly, JMF hereby provides an updated overview of the Initiative.

1. Purpose of the Initiative

The purpose of the Initiative is to encourage unitholders who have never used the target facilities to visit them by providing shopping vouchers as an incentive, thereby contributing to an increase in total sales and revenue-based rent of the target 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: February 28, 2026 Minimum Holding: 3 units
Voucher Validity Period	Until August 31, 2026
Shipping Schedule	Around 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	<ul style="list-style-type: none"> • <u>GYRE (Shibuya-ku, Tokyo)</u> *Added this time • 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	<ul style="list-style-type: none"> • 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

The Initiative is to be implemented only twice in total, and this is the second time. JMF will consider whether to continue the Initiative in the future after verifying its effects on the target facilities.

4. Future Outlook

There are no changes to the forecasts of operating results for the August 2026 fiscal period (49th fiscal period: from March 1, 2026 to August 31, 2026) and the February 2027 fiscal period (50th fiscal period: from September 1, 2026 to February 28, 2027) due to this matter.