

Investment Corporation

**Japan Metropolitan Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 8953)

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Asset Management Company

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## Supplemental Material Concerning Today's Press Release

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June 1, 2026

“Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (EDION Kyobashi (Land with leasehold interest))”

June 1, 2026

Japan Metropolitan Fund Investment Corporation

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Security code **8953**

# Main Points

1. Disposition of land with leasehold interest of retail facility at a price approximately **15%** above appraised value
2. The entire gain on sale of approximately **1.1 bn yen** is planned to be distributed in the February 2027 fiscal period
3. The asset disposition will be carried out with the aim of maximizing total returns, while positioning the portfolio for improved long-term profitability through future asset replacements

## Disposition Property

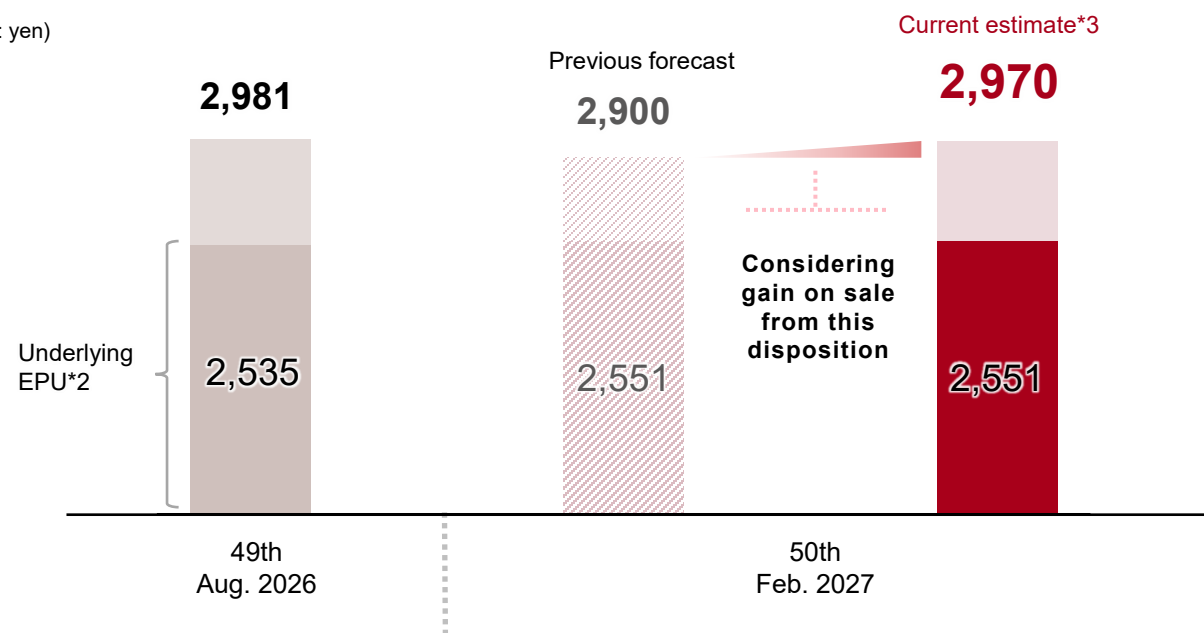
### EDION Kyobashi (Land with leasehold interest)



|                             |                           |
|-----------------------------|---------------------------|
| Disposition price (planned) | <b>7,000 mn yen</b>       |
| Appraised value             | <b>6,100 mn yen</b>       |
| Book value*1                | <b>5,756 mn yen</b>       |
| Gains on sales (estimated)  | <b>Approx. 1.1 bn yen</b> |

## DPU

(Unit: yen)



1. The book value is the actual value as of the end of February 2026 (48th fiscal period).  
 2. Underlying EPU shows the amount before goodwill amortization, excluding the impact of gains/losses from asset sales.  
 3. This is an estimated distribution amount assuming full distribution of the gains on sales expected to be recorded from the disposition announced today.



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## Disclaimer

- This material may contain information such as data on future performance, plans, management targets, and strategies. Such descriptions with regard to the future are based on current hypotheses and assumptions about future events and trends in the business environment, but these hypotheses and assumptions are not necessarily correct. As such, actual results may vary significantly due to various factors.
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Asset Management Company: KJR Management

(Financial Instruments Dealer Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403, Member of The Investment Management Association of Japan)