Investment Corporation
Japan Metropolitan Fund Investment Corporation
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Supplemental Material Concerning Press Releases

High-value disposition of fixed-rent land with leasehold interest and capital reallocation to inflation-resilient land with leasehold interest

September 17, 2026 “Notice Concerning Disposition of Real Estate in Japan (LIFE Shimodera (Land with leasehold interest))”

June 1, 2026 “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (EDION Kyobashi (Land with leasehold interest))

September 17, 2026

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Security code 8953

Building a capital cycle of disposing of fixed-rent land with leasehold interest at high prices and reinvesting in inflation-resilient land with leasehold interest

Generating significant gain on sale while maintaining yield levels and acquiring room for income growth

Disposition | Fixed-rent land with leasehold interest (2 properties)

Disposition price

13.1 bn yen

Disposed at 2.5 times the appraisal value

LIFE Shimodera
(Land with leasehold interest)

EDION Kyobashi
(Land with leasehold interest)

Fixed-rent | NOI yield (based on book value) **4.7**%

Reinvestment | Inflation-hedged land with leasehold interest

Silent partnership investment amount

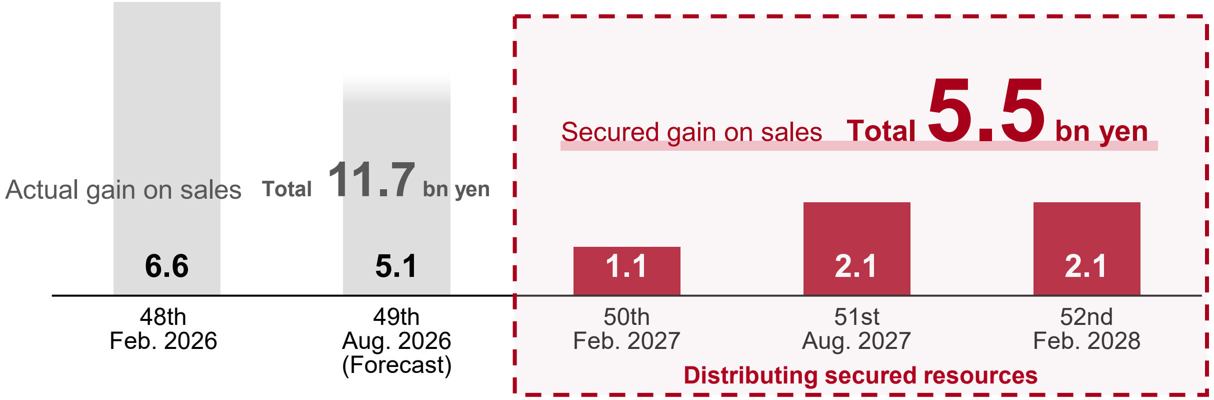
8.79 bn yen

TRIAL SEIYU Musashishinjo
(Land with leasehold interest)
and 16 other properties
(17 properties in total)

Fixed-rent + Revenue-based rent (↑Room for income growth) | Expected dividend yield **4.7**%

(The SPC in which JMF has invested has no borrowings[*1])

Return of Gain on Sales



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Continuously generating additional gain on sales

Additional gain on sales expected to be recorded (LOI received)

*1: Unicorn Godo Kaisha has no borrowings and is funded solely through silent partnership investments. Accordingly, the expected distribution yield is unlevered, with no interest rate fluctuation risk associated with borrowings.

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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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KJRM
KKR Japan Realty Management

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)