

September 30, 2025

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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**Notice Concerning Completion of Disposition of Trust Beneficiary Right in Real Estate in Japan
(Konami Sports Club Kyobashi (50% co-ownership interest)),
and Policy on the Use of Gain on Sales and Disposition Proceeds**

Japan Metropolitan Fund Investment Corporation (“JMF”) announces that the 1st disposition of the property announced in the press release “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (Konami Sports Club Kyobashi)” dated January 24, 2025 was completed today.

1. Overview and Schedule of Disposition

The disposition completed today is as follows.

Property name	Disposition price	Expected gain on sales	Disposition date
Konami Sports Club Kyobashi (Trust beneficiary right in real estate)	3,725 million yen (50% co-ownership interest)	2,042 million yen	September 30, 2025 (Feb. 2026 (48th))

The remaining of the co-ownership interest will be disposed of according to the following schedule.

Property name	Disposition price (Scheduled)	Expected gain on sales	Disposition date (Scheduled)
Konami Sports Club Kyobashi (Trust beneficiary right in real estate)	3,725 million yen (50% co-ownership interest)	Approx. 2 billion yen	March 31, 2026 (Aug. 2026 (49th))

(Note) With respect to the expected gain on sales, please refer to the assumptions underlying the forecasts in the “Notice Concerning Revised Forecasts for Operating Results and Distributions (Upward Revision) for the August 2025 (47th) Fiscal Period and the February 2026 (48th) Fiscal Period” dated August 27, 2025. In addition, the expected gain on sales for the August 2026 (49th) fiscal period is reference figures calculated based on the estimated book value as of the month of disposition.

2. Policy on the Return of Gain on Sales

As a result of this disposition, we expect a gain on sales of 2,042 million yen for the February 2026 (48th) fiscal period, and we plan to allocate the entire amount as a source of dividends.

In addition, the gain on sales expected to occur in the August 2026 (49th) fiscal period from the disposition of the remaining 50% co-ownership interest will, in principle, also be distributed in full to unitholders.

3. Policy on the Use of Disposition Proceeds

The proceeds from the disposition of this asset are scheduled to be allocated to the replenishment of funds used for the acquisition of properties announced in the press release dated August 27, 2025, titled “Notice Concerning Acquisition and Leasing of Real Estate in Japan and Trust Beneficial Right in Real Estate in Japan”, as well as to the repayment of short-term borrowings newly incurred in connection with such acquisitions.

[Reference]

For further details of disposition, please refer to “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (Konami Sports Club Kyobashi)” dated January 24, 2025.