Japan Metropolitan Fund Investment Corporation

March 3, 2025

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
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Notice Concerning Completion of Disposition of Trust Beneficiary Right in Real Estate in Japan (Ito-Yokado Tsunashima), and Policy on the Use of Gain on Sales and Disposition Proceeds

Japan Metropolitan Fund Investment Corporation ("JMF") announces that all disposition of Ito-Yokado Tsunashima announced in the press release "Notice Concerning Disposition and Acquisition of Trust Beneficiary Right in Real Estate in Japan (Disposition: Ito-Yokado Tsunashima, Acquisition: CROSS MUKOGAOKA)" dated September 4, 2024 was completed today.

1. Overview of Disposition

Property name	Disposition price	Expected gain on sales	Disposition date
Ito-Yokado Tsunashima (Trust beneficiary right in real estate)	5,400 million yen (60% co-ownership interest)	2,788 million yen	February 28, 2025 (Feb. 2025 (46th))
	3,600 million yen (40% co-ownership interest)	1,857 million yen	March 3, 2025 (Aug. 2025 (47th))

(Note) With respect to the expected gain on sales, please refer to the assumptions underlying the forecasts in the "Summary of financial results for the six months ended August 31, 2024" dated October 21, 2024 for the disposition completed on February 28, 2025 and the "Notice Concerning Revised Forecasts for Operating Results and Distributions (Upward Revision) for the August 2025 (47th) Fiscal Period" dated January 24, 2025 for the disposition completed on March 3, 2025.

2. Policy on the Return of Gain on Sales

As a result of this disposition, we expect a gain on sales of 2,788 million yen for the February 2025 (46th) fiscal period, 1,857 million yen for the August 2025 (47th) fiscal period and we plan to allocate the entire amount as a source of dividends.

3. Policy on the Use of Disposition Proceeds

JMF intends to use all proceeds from the disposition of this asset for measures that will enhance unitholder value, such as the acquisition of its own investment units or the acquisition of new assets.

[Reference]

For further details of disposition, please refer to "Notice Concerning Disposition and Acquisition of Trust Beneficiary Right in Real Estate in Japan (Disposition: Ito-Yokado Tsunashima, Acquisition: CROSS MUKOGAOKA)" dated September 4, 2024.

This English language release is for informational purposes only, and the Japanese language release should be referred to as the original.