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Japan Metropolitan Fund Investment Corporation
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Supplemental Material Concerning Today's Press Release

August 15, 2025

"Notice Concerning Disposition of Trust Beneficiary Rights in Real Estate in Japan
(AEON MALL Tsurumi Ryokuchi and pivo Izumi Chuo)"

August 15, 2025

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Security code **8953**

Main Points

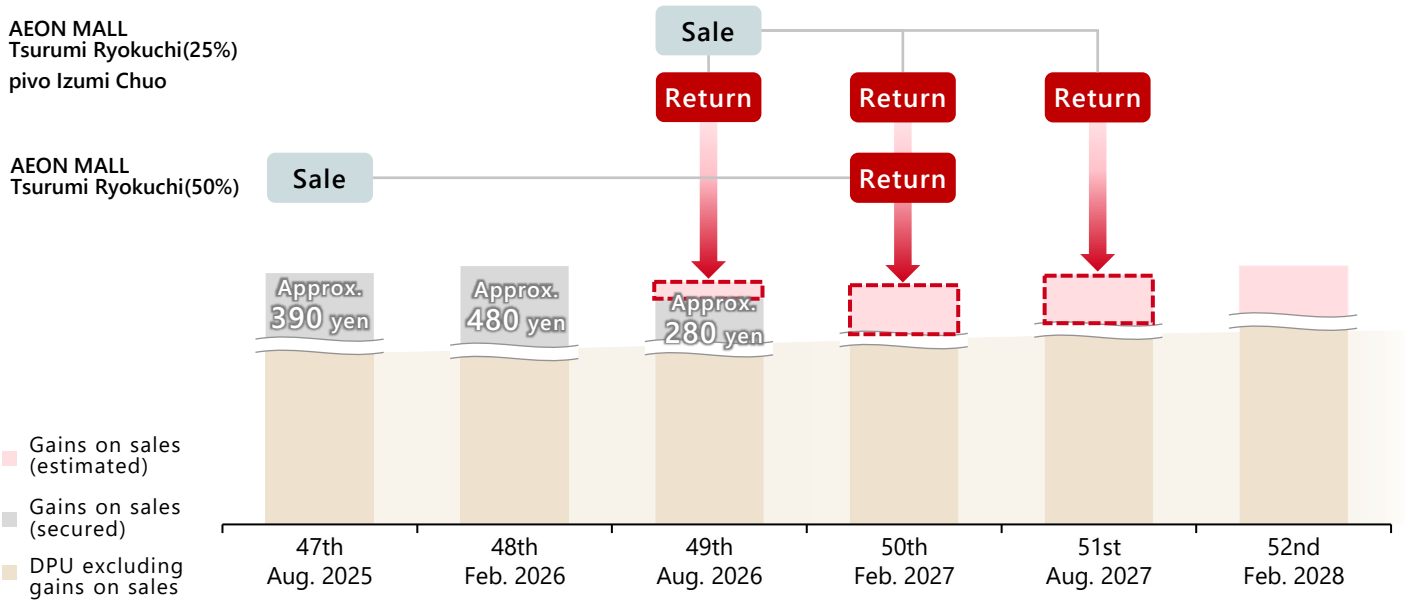
1. Realized unrealized gains by disposition of two retail properties at prices higher than the appraisal value at a timing when profitability is maximized
2. Entire gains on sales of approx. 4.2 billion yen to be returned to unitholders by continuous returns of at least 300 yen per unit each fiscal period until the August 2027 fiscal period
3. Proceeds from sales to be used for replacement with assets with profitability and growth potential, repurchase of own investment units and other purposes

Disposition Properties

	AEON MALL Tsurumi Ryokuchi	pivo Izumi Chuo
		
Disposition price (planned)	19,200 mn yen	6,600 mn yen
Appraisal value	19,200 mn yen	6,290 mn yen
Book value	16,315 mn yen	4,949 mn yen
Gains on sales (estimated)	2.6 bn yen (361 yen per unit)	1.6 bn yen (234 yen per unit)

DPU Image[1]

Distribute gains on sales to continue returning at least 300 yen per unit every fiscal period.



1. This is a conceptual diagram based on future forecasts calculated under certain assumptions, and does not guarantee actual DPU.

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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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- This material is to be used for analyzing the financial results of JMF, and is not prepared for the purpose of soliciting the acquisition of JMF's investment securities or the signing of financial instruments contracts. When investing, we ask investors to invest on their own responsibility and their own judgment.
- JMF is a publicly-offered real estate investment corporation (J-REIT) investing in real estate and related assets the prices of which may fluctuate. Unitholders of the Investment Corporation may suffer loss when unit prices decline in the market or an amount of distributions declines, according to economic and interest rate circumstances, a balance of supply and demand for units, real estate market environment, fluctuations of prices of, and rent revenues from real estate properties under management, disasters, aggravation of financial status of JMF and other reasons. For details, please see "Investment Risk" in the Securities Registration Statement (offering circular) and the Securities Report of JMF.

Asset Management Company: KJR Management

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