Japan Metropolitan Fund Investment Corporation

March 31, 2026

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 (Konami Sports Club Kyobashi (50% co-ownership interest)) and Policy on the Use of Gain on Sale and Disposition Proceeds

Japan Metropolitan Fund Investment Corporation announces that the second 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. As a result, the series of dispositions announced in the aforementioned press release dated January 24, 2025, has been fully completed.

1. Overview of Disposition

The disposition completed today is as follows.

Property name	Disposition price	Estimated gain on sale	Disposition date
Konami Sports Club Kyobashi (Trust beneficiary right in real estate)	3,725 million yen (50% co-ownership interest)	2,051 million yen	March 31, 2026 (Aug. 2026 (49th))

(Note) With respect to the estimated gain on sale, please refer to the assumptions for the forecasts in the "Notice Concerning Revised Forecasts for Operating Results and Distributions (Upward Revision) for the August 2026 (49th) Fiscal Period" dated December 19, 2025.

2. Policy on the Return of Gain on Sale

As a result of this disposition, we expect to record a gain on sale of 2,051 million yen for the August 2026 (49th) fiscal period. In principle, the entire amount of such gain is planned to be distributed to unitholders.

3. Policy on the Use of Disposition Proceeds

The funds to be obtained from the disposition of the property will be applied on the disposition date to the repayment of short-term borrowings newly incurred in connection with the acquisition of the properties announced in the "Notice Concerning Acquisition and Leasing of Real Estate in Japan and Trust Beneficiary Right in Real Estate in Japan" dated August 27, 2025.

[Reference]

For further details of this disposition, please refer to the following press release.

- "Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (Konami Sports Club Kyobashi)" dated January 24, 2025

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