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To all concerned parties:

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Notice Concerning Completion of Contract for Cooperation in Land Development

(Round1 Stadium Sakai Chuo Kanjyo)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today that the cooperation agreement in land development (the “Agreement”) has been signed between the trustee and the proponent of urban plan for the adjacent land at Round1 Stadium Sakai Chuo Kanjyo (Sakai-shi, Osaka) (the “Property”) as outlined below.

1. Overview of the Agreement

In connection with the development of the land surrounding the Property, JMF has determined that the Agreement was entered into between Sumitomo Mitsui Trust Bank, Limited, the trustee of the Property, and Fujita Corporation (“Fujita”), the proponent of the urban plan, to provide land development cooperation in the development project on the adjacent land planned by Fujita.

In the Agreement, JMF and Fujita agreed to consider a mutual exchange of a part of the land owned by JMF (total approximately 1,250m²) and a part of the land to be acquired by a special purpose company to be formed by Fujita (hereinafter referred to as the “Exchange”). As a result, we believe that the land of the Property will be more shaped than it is at present and the value of the real estate is expected to increase.

The date of the Exchange is scheduled for June 2026, and no change in the land area or settlement of funds will occur upon the Exchange.

(Reference) Image of the subject land of the Exchange

