

February 13, 2026

To all concerned parties:

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Notice Concerning Completion of Acquisition of Real Estate in Japan
(JMF-Bldg. Okinawa Kokusai-Dori 01)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today that it has completed the acquisition and finalized the details of JMF-Bldg. Okinawa Kokusai-Dori 01 (Naha-shi, Okinawa) (the “Property”), which was announced in the “Notice Concerning Acquisition of Real Estate in Japan ((Tentative Name) JMF-Bldg. Okinawa Kokusai-Dori 01)” dated May 21, 2024.

As a result of active leasing efforts from the construction stage, the occupancy rate of the Property reached 100% as of today. In addition, as lease agreements were concluded at rent levels exceeding initial assumptions, the NOI yield improved to 4.9% (up 0.4% compared to the figure disclosed on May 21, 2024), and the NOI yield after depreciation improved to 3.9% (up 0.3% over the same reference). As a result, the appraised value increased by more than 7%.

The retail spaces on the 1st to 3rd floors will be occupied by a consumer electronics retailer and restaurants, while the 4th to 10th floors will be leased in their entirety to a private lodging operator and are scheduled to be operated as private lodging and rental housing.

1. Finalization of details upon completion of acquisition (Underlined parts indicate changes due to finalization)

| | As of February 13, 2026 | As of May 21, 2024 |
|--|--|---|
| Location | 29- <u>2</u> , Kumoji 3-chome, Naha-shi, Okinawa | 29-20, Kumoji 3-chome, Naha-shi, Okinawa, etc. |
| Structure / stories ^(Note 1) | 10 stories above ground, RC-structure <u>with flat roof</u> | 10 stories above ground, RC-structure (Planned) |
| Total floor area ^(Note 1) | <u>3,474.34 m²</u> | 3,514.52 m ² (Planned) |
| Completion date ^(Note 1) | <u>January 5, 2026</u> | February 2026 (Scheduled) |
| PML | <u>14.9%</u> (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation) | - |
| Appraisal value (Appraisal date) | <u>2,919 million yen (as of February 1, 2026)</u> | 2,723 million yen (as of May 1, 2024) |
| NOI yield / NOI yield after depreciation | <u>4.9% / 3.9%</u> | 4.5% / 3.6% |

Japan Metropolitan Fund
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| Tenant summary (As of February 13, 2026) | | |
|--|-------------------------------|-----------------------------------|
| Number of tenants | <u>6</u> | - |
| Annual rent ^(Note 2) | <u>140 million yen</u> | - |
| Tenant leasehold / security deposit ^{(Note)2} | <u>87 million yen</u> | - |
| Total leased area | <u>2,824.89 m²</u> | - |
| Total leasable area | <u>2,824.89 m²</u> | 2,796.22 m ² (Planned) |
| Occupancy rate (based on leased area) | <u>100%</u> | - |

(Note 1) It is based on descriptions in registry books as of today, while it was based on the confirmation certificate in the news release dated May 21, 2024.

(Note 2) Since JMF acquired a 70% co-ownership interest in the Property as of today, the figures related to the ownership ratio are stated.