Japan Metropolitan Fund Investment Corporation

April 30, 2024

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
(Tokyo Stock Exchange Company Code: 8953)
Representative: Masahiko Nishida, Executive Director
URL: https://www.jmf-reit.com/english/
Asset Management Company
KJR Management
Representative: Naoki Suzuki, President & CEO
Inquiries: Keita Araki, Executive Officer & Head of Metropolitan Division
TEL: +81-3-5293-7081

Notice Concerning Completion of Acquisition of Trust Beneficiary Right in Real Estate in Japan, Etc. (JMF-Residence Sakuranomiya, JMF-Residence Miyakojima)

Japan Metropolitan Fund Investment Corporation announces the completion of the acquisition and the finalization of the details of JMF-Residence Sakuranomiya (Miyakojima-ku, Osaka-shi, Osaka) and JMF-Residence Miyakojima (Miyakojima-ku, Osaka-shi, Osaka) announced in the news release titled "Notice Concerning Acquisition and Disposition of Trust Beneficiary Right in Real Estate in Japan (Acquisition: JMF-Residence Sakuranomiya, JMF-Residence Miyakojima, JMF-Residence Ebie, Disposition: Round1 Sannomiya Station)" dated July 26, 2023.

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

[JMF-Residence Sakuranomiya]

	As of April 30, 2024	As of July 26, 2023
Location	12-8, Nakanocho 5-chome, Miyakojima-ku, Osaka-shi, Osaka	1-1, Nakanocho 5-chome, Miyakojima-ku, Osaka-shi, Osaka
Structure / stories (Note)	11 stories above ground, RC-structure with flat roof	11 stories above ground, RC-structure (Planned)
Total floor area (Note)	3,127.79 ㎡	3,318.63 ㎡ (Planned)
Completion date (Note)	August 7, 2023	August 2023 (Scheduled)
PML	9.6% (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation)	—
Appraisal value	2,280 million yen (as of March 31, 2024)	2,270 million yen (as of July 1, 2023)
Tenant summary (as of March 31, 2024)		
Number of tenants	118	—
Annual rent	100 million yen	—
Tenant leasehold / security deposit	0 million yen	—
Total leased area	2,430.55㎡	—
Total leasable area	2,451.22㎡	2,451.22 ㎡
Occupancy rate (based on leased area)	99.2%	—

[JMF-Residence Miyakojima]

	As of April 30, 2024	As of July 26, 2023
Location	22-10, Miyakojimahondori 4-chome, Miyakojima-ku, Osaka-shi, Osaka	240-2, Miyakojimahondori 4-chome, Miyakojima-ku, Osaka-shi, Osaka
Structure / stories (Note)	12 stories above ground, RC-structure with flat roof	12 stories above ground, RC-structure (Planned)
Total floor area (Note)	2,029.86 ㎡	2,190.61 ㎡ (Planned)
Completion date (Note)	January 10, 2024	January 2024 (Scheduled)
PML	12.4% (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation)	—
Appraisal value	1,630 million yen (as of March 31, 2024)	1,620 million yen (as of July 1, 2023)
Tenant summary (as of March 31, 2024)		
Number of tenants	62	—
Annual rent	58 million yen	—
Tenant leasehold / security deposit	2 million yen	—
Total leased area	1,424.72㎡	—
Total leasable area	1,782.09㎡	1,782.09 ㎡
Occupancy rate (based on leased area)	80.0%	—

(Note) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated July 26, 2023.