Japan Metropolitan Fund Investment Corporation

May 17, 2024

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
(Tokyo Stock Exchange Company Code: 8953)
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Notice Concerning the Current Status and Completion and Cancellation of the Repurchase of Own Investment Units （Repurchase of own investment units under the provisions of Article 80-5 of the Act on Investment Trusts and Investment Corporations of Japan, Cancellation of own investment units under the provisions of Article 80, Paragraph 2 and Paragraph 4 of the Act on Investment Trusts and Investment Corporations of Japan）

Japan Metropolitan Fund Investment Corporation ("JMF") announces the current status of the repurchase of own investment units based on the Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (hereinafter, referred to as the "Investment Trust Act") applied pursuant to the Article 80-5, Paragraph 2 of the Investment Trust Act. Accordingly, JMF has completed the repurchase of its own investment units. Therefore, JMF will cancel of all repurchased own investment units as was approved at a meeting of the board of directors held on April 17, 2024.

1. The status of the repurchase of own investment units in May 2024

(1) Total number of investment units repurchased: 5,908 units

(2) Total amount of investment units repurchased: 558,901,297 yen

(3) Repurchase method: Market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company regarding repurchase of own investment units

(4) Repurchase period: From May 1, 2024 to May 16, 2024 (on a trade date basis)

2. The status of the repurchase of own investment units during the whole period of repurchase

(1) Total number of investment units repurchased: 10,582 units

(2) Total amount of investment units repurchased: 999,917,994 yen

(3) Repurchase method: Market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company regarding repurchase of own investment units

(4) Repurchase period: From April 18, 2024 to May 16, 2024 (on a trade date basis)

3. Cancellation of own investment units

(1)	Total Number of own investment units to be cancelled	10,582 units (Percentage of cancelled units to total outstanding units before cancellation: 0.15%)
(2)	Scheduled cancellation date	June 7, 2024

The situation of investment units after the cancellation of own investment units described above is as below.

(1) Total Number of issued investment units after the cancellation of own investment units (excluding own investment units):	6,978,509 units
(2) Number of own investment units after the cancellation of own investment units:	0 units

4. Future Outlook

Regarding the operational results forecasts for August 2024 period (March 1, 2024 to August 31, 2024) and February 2025 period (September 1, 2024 to February 28, 2025), net income per unit and distributions per unit will increase compared to the announced forecasts as a result of (1) an increase in fixed rent due to progress in acquiring tenants for leased office properties and (2) higher revenue-based rent due mainly to strong sales of retail properties, increased GOP at hotels, and other factors. However, no changes were made at this time to the announced figures, since the difference, including the effects of implementation of the repurchase of own investment units discussed above, will not meet the disclosure standards.

For the operational results forecasts for August 2024 period and February 2025 period, please refer to the "Summary of Financial Results for the Six Months Ended February 29, 2024" dated April 17, 2024.

(Reference Information)
Details of the resolution at a meeting of the board of directors on April 17, 2024.

(1)	Total number of investment units to be repurchased: 15,000 units (maximum)	
(2)	Total amount of investment units to be repurchased: 1,000,000,000 yen (maximum)	
(3)	Repurchase method:	Market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company regarding repurchase of own investment units
(4)	Acquisition period:	From April 18, 2024 to May 20, 2024

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