Japan Metropolitan Fund Investment Corporation

May 29, 2024

To all concerned parties:

Investment Corporation
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Notice Concerning Completion of Acquisition of Trust Beneficiary Right in Real Estate in Japan, Etc. (JMF-Residence Tenjimbashisuji 6-chome)

Japan Metropolitan Fund Investment Corporation announces the completion of the acquisition and the finalization of the details of JMF-Residence Tenjimbashisuji 6-chome (Kita-ku, Osaka-shi, Osaka) announced in the news release titled "Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Residence Tenjimbashisuji 6-chome)" dated December 14, 2022.

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

	As of May 29, 2024	As of December 14, 2022
Acquisition date	May 29, 2024	May 31, 2024 (Scheduled)
Location	4-8, Nagaranaka 1-chome, Kita-ku, Osaka-shi, Osaka	24-2, Nagaranaka 1-chome, Kita-ku, Osaka-shi, Osaka
Trust period	May 29, 2024 – May 31, 2044	May 31, 2024 – May 31, 2044 (Scheduled)
Structure / stories (Note)	11 stories above ground, RC-structure with flat roof	11 stories above ground, RC-structure (Planned)
Total floor area (Note)	2,092.65 ㎡	2,126.32 ㎡ (Planned)
Completion date (Note)	January 16, 2024	January 2024 (Scheduled)
PML	11.33% (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation)	—
Appraisal value	1,670 million yen (as of May 1, 2024)	1,660 million yen (as of December 1, 2022)
Tenant summary (as of May 29, 2024)		
Number of tenants	60	—
Annual rent	74 million yen	—
Tenant leasehold / security deposit	5 million yen	—
Total leased area	1,625.80㎡	—
Total leasable area	1,625.80㎡	1,625.80 ㎡ (Planned)
Occupancy rate (based on leased area)	100.0%	—
Acquisition Schedule		
Payment date	May 29, 2024	May 31, 2024 (Scheduled)
Property transfer date		

(Note) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated December 14, 2022.

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