Japan Metropolitan Fund Investment Corporation

August 19, 2024

To all concerned parties:

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Notice Concerning Progress of Internal Growth Measures (Property Renewal, Etc.)

Japan Metropolitan Fund Investment Corporation ("JMF") is focusing on improving the profitability of its portfolio based on the total return strategy. In that regard, it hereby announces the progress of internal growth measures, including the renewal plan at "mozo wonder city" (Nishi-ku, Nagoya-shi) (the "Property"), to enhance its competitiveness.

1. Purpose of Renewal at the Property

Since opening in April 2009, the Property has been steadily increasing its sales as a large-scale shopping center boasting No. 1 sales in the Tokai area (geographical spread between Tokyo and Osaka). In 2022, a phased large-scale renewal was implemented to differentiate the Property from neighboring competing facilities. This included the opening or renovation opening of over 50 shops and establishment of a "mozo Food Marché," a food zone with popular local shops in Aichi Prefecture as well as shops first opened in Japan or in Nagoya.

As a result of these efforts, overall sales at the facilities are on an upward trend, supported by a tailwind from improvements in the macro environment surrounding commercial facilities, such as rising wages.

This time, with the opportunity presented by the expiration in or after 2025 of contracts with several tenants, including tenants of large blocks, a large-scale renewal will be carried out to further increasing overall facility sales and NOI (Net Operating Income) and to increase each floor's ability to attract customers and MD certification. The opening of new stores and environmental improvements are scheduled to occur in phases from March 2025.

2. Details of Renewal at the Property

- ✓ Invite sports brands, amusement-type tenants or similar to take up large blocks, and improve signage for each floor, to increase the ability to attract customers and higher MD certification
- ✓ Review and newly establish play spaces for increased satisfaction of families and other customers.

3. Practical Effect of Renewal at the Property (expected)

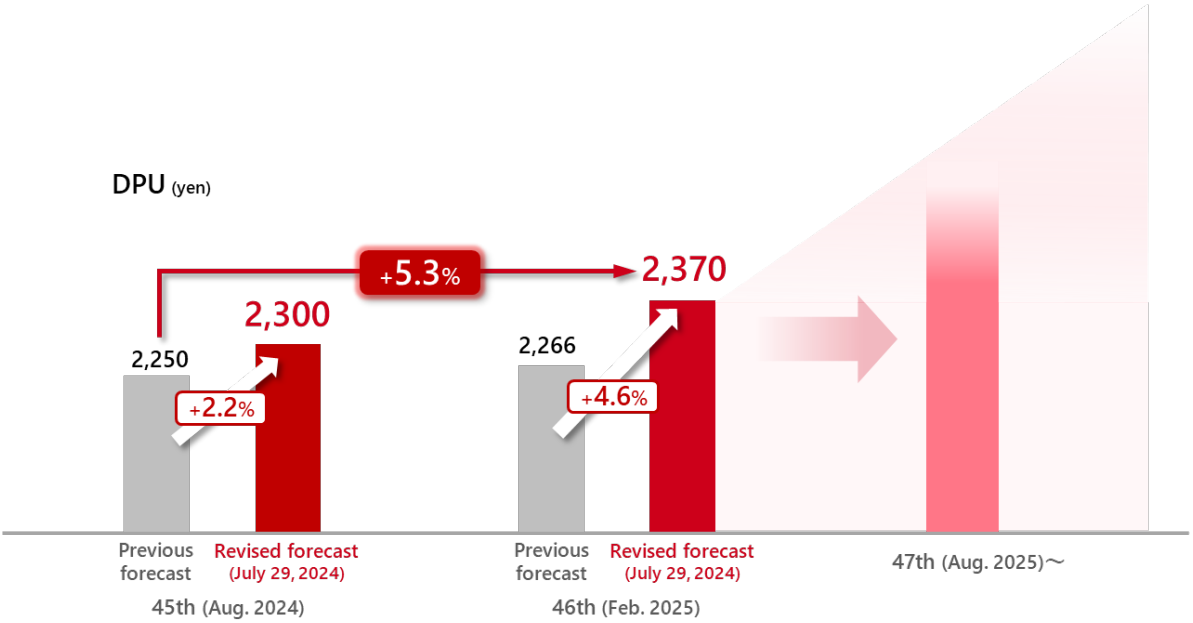
ROI (Note 1)	NOI Increase (Note 2)
43.4%	+92mn yen

(Note 1) Calculated by dividing the amount of NOI increased by the effect of the Property renewal by the CapEx investment associated with the renewal (approx. 200 million yen).

(Note 2) Difference in annual NOI between the stable earnings period after completion of the Property renewal (from late 2026) and the status quo scenario.

4. Progress of Internal Growth Measures at Each Property

To improve the profitability of its portfolio based on the total return strategy, JMF promotes internal growth measures at each of the properties, including the Property. Forecasts of operating results and distributions for the August 2024 (45th) fiscal period and the February 2025 (46th) fiscal period have been revised upward, mainly due to an increase in operating revenues, as described in the "Notice Concerning Revised Forecasts for Operating Results and Distributions (Upward Revision) for the August 2024 (45th) Fiscal Period and the February 2025 (46th) Fiscal Period" dated July 29, 2024.



In addition, from the August 2025 (47th) fiscal period (the right side of the above image), an annual NOI increase of approximately 521 million yen is already expected due to specific internal growth measures for each property, including the Property. For specific cases, please see the following page.

Further DPU growth driven by ample opportunities for internal growth –from 47th (Aug. 2025)

Diverse asset classes with room for internal growth

*Reprinted from the July 29, 2024 disclosure.

Urban retail / Mixed-use / Office / Residence / Hotel / Suburban retail

Future Internal Growth Opportunity	Fiscal year 2025 (47th・48th)	Fiscal year 2026 (49th・50th)	Fiscal year 2027 (51st・52nd)	Fiscal year 2028 (53rd・54th)	Fiscal year 2029 (55th・56th)	Fiscal year 2030 (57th・58th)	Fiscal year 2031 (59th・60th)
Contract expiration of large tenants, etc.	Higashi-Totsuka Aurora City CUTE CUBE HARAJUKU AEON Naha SC Twin 21 JMF-Bldg. Shibuya 02 Izumisano Shofudai *	G-Bldg. Shinsaibashi 02 Urban Terrace Jingumae m-city Kashiwa G-Bldg. Shinsaibashi 04 JMF-Bldg. Umeda 01 JMF-Bldg. Shibuya 03	G-Bldg. Shinsaibashi 03(B) G-Bldg. Shinsaibashi 05 G-Bldg. Tenjin Nishi-dori 02 JMF-Bldg. Midosuji 01 JMF-Bldg. Shibuya 02 JMF-Bldg. Kitahama 01	G-Bldg. Shinsaibashi 03(A) G-Bldg. Omotesando 02 Life Taiheiji * Life Shimodera * JMF-Bldg. Yokohama Bashamichi 01 Ario Otori	G-Bldg. Akihabara 01 G-Bldg. Naha-shintoshin 01 JMF-Bldg. Tenjin Nishi-dori 01 Dormy Inn Hakata Gion	GYRE G-Bldg. Shinsaibashi 01 La Porte Aoyama JMF-Bldg. Jiyugaoka 01	Round1 Machida Round1 Stadium Itabashi Round1 Stadium Kawasaki Daishi Round1 Stadium Sennichimae *
Rent revision of long-term contracts	G-Bldg. Shinsaibashi 03(B) JMF-Bldg. Ginza Chuo-Dori 01 Dormy Inn Hakata Gion	G-Bldg. Shinsaibashi 03(A, B) DFS T GALLERIA OKINAWA JMF-Bldg. Ginza Chuo-Dori 01 MrMax Nagasaki	G-Bldg. Shinsaibashi 03(B) Ito-Yokado Yabashira m-city Toyonaka	JMF-Bldg. Shibuya 01 Dormy Inn Hakata Gion	JMF-Bldg. Hiroo 01	m-city Toyonaka	DFS T GALLERIA OKINAWA
SC/Mall-type renewal, Re-tenanting plan	mozo wonder city Machinoma Omori	Abiko Shopping Plaza	MARINE & WALK YOKOHAMA	mozo wonder city KAMISHIN PLAZA	KAWASAKI Le FRONT	KAMISHIN PLAZA	mozo wonder city
Rent revision of residence properties	Average remaining term of lease is **1.1** years and **ample opportunities for rent increase** at contract expiration and tenant replacement						

Details on next page

Subject of this release

Note : Based on leases as of the end of June 2024. Future plan is not currently fixed and may vary in the future.

* Land with leasehold interest

✓ In addition to the above, internal growth opportunities have already materialized at several properties and will contribute to the full year from the 47th period and beyond.

Progress of Internal Growth Measures

Internal growth measures, including a large-scale renewal, materialized at several properties that will contribute to the full year from 47th (Aug. 2025) period and beyond

Property Name	Type of Use	Increase in annual NOI	Details		
mozo wonder city 	Urban retail	+92mn yen	• Effects of tenant replacement due to a large-scale renewal • Assumed NOI increase of approx. 110mn yen per period in the stable earnings period after completion of the renewal, compared to the 46th period when downtime associated with the renewal is expected.	P3 Case Study	44th Financial Results Case Study
JMF-Bldg. Kawasaki 01	Office	+112mn yen	• Lease-up of vacant blocks	P3 Unlisted	
JMF-Bldg. Ginza Chuo-Dori 01	Mixed-use	+93mn yen	• Negotiation with existing tenants for contract renewal • Contribution of existing tenants' step-up rent	P3 Case Study	43rd Financial Results Case Study
KAWASAKI Le FRONT	Mixed-use	+73mn yen	• NOI to be greatly increased by re-leasing negotiations with existing tenants, increased incidental income, etc.	P3 Unlisted	44th Financial Results Case Study
G-Bldg. Shinsaibashi 03 (B)	Urban retail	+50mn yen	• Effect of tenant replacement • Contribution of existing tenants' step-up rent	P3 Case Study	43rd Financial Results Case Study
Kyoto Family	Urban retail	+37mn yen	• Effect of tenant replacement	P3 Unlisted	44th Financial Results Case Study
Abiko Shopping Plaza	Urban retail	+34mn yen	• Full-year contribution of the effect of renewal through phased large-block tenant replacement, etc. expected in the 47th period (NOI increase of approx. 8mn yen per period compared to the 46th is assumed)	P3 Unlisted	44th Financial Results Case Study
JMF-Bldg. Shibuya 02	Office	+28mn yen	• Re-leasing negotiations with existing tenants	P3 Case Study	
	Total	+521mn yen	(Reference) DPU Impact +approx. 74 yen * Calculated by dividing the estimated annual NOI increase by the number of investment units issued and outstanding (6,978,509 units) as of August 19, 2024.		

✓ Expect DPU level to improve in the 47th period and beyond by further adding to earnings through the materialization of the above measures, etc.