Japan Metropolitan Fund Investment Corporation

September 30, 2024

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
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Notice Concerning Determination on Prices and Other Items Concerning Issuance of New Investment Units and Secondary Offering of Investment Units

Japan Metropolitan Fund Investment Corporation ("JMF") announces that it determined at the Board of Directors meeting held today the issue price, offer price and other items concerning issuance of new investment units and secondary offering of investment units that were resolved at the Board of Directors meeting held on September 25, 2024, as follows.

1. Issuance of new investment units through a public offering ("Public Offering")

(1)	Number of investment units to be offered	:	204,100 units 81,640 units out of the investment units to be offered above are being sold to overseas investors in overseas markets mainly consisting of Europe and Asia (excluding the United States and Canada).	
(2)	Amount to be paid in (issue value) (Note)	:	per unit	91,770 yen
(3)	Total amount to be paid in (total issue value)	:		18,730,257,000 yen
(4)	Issue price (Offer price) (Note)	:	per unit	94,668 yen
(5)	Total issue price (Total offer price)	:		19,321,738,800 yen
(6)	Subscription period (Public Offering)	:		October 1 (Tuesday), 2024
(7)	Subscription margin payment period			from October 1 (Tuesday), 2024 to October 2 (Wednesday), 2024
(8)	Payment date	:		October 4 (Friday), 2024
(9)	Delivery date	:		October 7 (Monday), 2024

(Note) The underwriters shall purchase and underwrite investment units with the amount to be paid (issue value) and offer them at the issue price (offer price).

Note: This press release is intended as general information for the press regarding JMF's issuance of new investment units and secondary offering of investment units, and has not been prepared for the purpose of solicitation of investment, etc., regardless of the country. This press release does not constitute an offer of securities in the United States. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended, and may not be offered or sold in the United States absent registration thereunder or an applicable exemption from registration requirements. The securities referred to above will not be publicly offered or sold in the United States.

2. Secondary offering of investment units ("Overallotment Secondary Offering")

(1)	Number of investment units to be offered in the secondary offering	:		10,200 units
(2)	Offer price	:	per unit	94,668 yen
(3)	Total offer value	:		965,613,600 yen
(4)	Subscription period	:		October 1 (Tuesday), 2024
(5)	Subscription margin payment period			from October 1 (Tuesday), 2024 to October 2 (Wednesday), 2024
(6)	Delivery date	:		October 7 (Monday), 2024

3. Issuance of new investment units through third-party allotment

(1)	Amount to be paid in (issue value)	:	per unit	91,770 yen
(2)	Total amount to be paid in (total issue value) (maximum)	:		936,054,000 yen
(3)	Subscription period (subscription date)	:		November 5 (Tuesday), 2024
(4)	Payment date	:		November 6 (Wednesday), 2024

(Note) Issuance of new investment units with no application for subscription on or before the subscription period (subscription date) described in (3) above shall be cancelled.

<Reference>

1. Calculation of issue price and offer price

(1)	Calculation reference date and price on that date	:	September 30 (Monday), 2024	96,600 yen
(2)	Discount rate	:		2.0%

2. Syndicated Cover Transaction Period

From October 2 (Wednesday), 2024 to October 31 (Thursday), 2024

3. Amount of funds to be raised, use of proceeds and scheduled timing of expenditure

JMF will use the proceeds from the Public Offering (18,730,257,000 yen) to partially fund its acquisition of "G-Bldg. Jingumae 10", "JMF-Bldg. Yokohama Kohoku 01" and "JMF-Bldg. Osaka Fukushima 02", three of the new specified assets (as set forth in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations; hereinafter the same shall apply) stated in the "Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan" announced on September 25, 2024. The maximum proceeds from third-party allotment (936,054,000 yen) resolved on the same day as the Public Offering will be placed in a financial institution and will be kept for the purpose of, among others, the future acquisition of other specified assets.

End

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