Japan Metropolitan Fund Investment Corporation

October 11, 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 GRESB Real Estate Assessment Results: JMF Designated as the Highest Rank "Five Stars"

Japan Metropolitan Fund Investment Corporation ("JMF") hereby announces that it was designated by the 2024 GRESB Real Estate rating which is based on GRESB Overall Score and its quintile position relative to global participants as the highest rank "five stars" (five-star scale) for the four consecutive years.

1. GRESB Evaluation

JMF has taken various initiatives and made improvements regarding sustainability. The points evaluated this year are as follows:

Points Evaluated
- Highest evaluation in "Leadership", "Policies", "Reporting", "Risk Management", "Stakeholder Engagement", "Targets", "Tenants & Community" and "Data Monitoring & Review"
- Evaluation above peer group average in almost all other aspects

GRESB
★★★★★ 2024

2. About GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, about 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2024, 2,223 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

3. Our Actions Regarding Sustainability

JMF and its asset manager, KJR Management ("Asset Manager") have proactively promoted sustainability initiatives for environment and entire society.

① Asset Manager's basic policy on sustainability

The Asset Manager has proactively promoted sustainability initiatives for environment and entire society.

Please refer to the site below for information on the Asset Manager's actions on sustainability:

Asset Manager's Web Site: https://kjrm-sustainability.disclosure.site/en/

② JMF's basic policy on sustainability

JMF has proactively promoted sustainability initiatives for environment and entire society through communications with stakeholders, strengthening of connections with local communities by initiatives for social contribution and environmental consciousness and reduction of environmental load of portfolio assets.

Please refer to the site below for information on JMF actions on sustainability:

JMF Web Site: https://jmf-reit_sustainability.disclosure.site/en/

Reference Information: Environmental certifications of the properties

JMF acquired environmental certification for its portfolio through sustainability activities.

Please refer to the site below for information on environmental certifications acquired by JMF:

JMF Web Site: https://jmf-reit_sustainability.disclosure.site/en/themes/127/

JMF will take initiatives for reduction of environmental load and contribution to communities.

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