Japan Metropolitan Fund Investment Corporation

April 30, 2025

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: Keita Araki, President & Representative Director
Inquiries: Tadateru Kitaoka, Executive Director, Capital Markets Department
TEL: +81-3-5293-7081

Notice Concerning Completion of Acquisition of Trust Beneficiary Right in Real Estate in Japan, Etc. (JMF-Residence Ebie)

Japan Metropolitan Fund Investment Corporation announces the completion of the acquisition and the finalization of the details of JMF-Residence Ebie (Fukushima-ku, Osaka-shi, Osaka) announced in the news release titled "Notice Concerning Acquisition and Disposition of Trust Beneficiary Right in Real Estate in Japan (Acquisition: JMF-Residence Sakuranomiya, JMF-Residence Miyakojima, JMF-Residence Ebie, Disposition: Round1 Sannomiya Station)" dated July 26, 2023.

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

	As of April 30, 2025	As of July 26, 2023
Location	5-18, Ebie 5-chome, Fukushima-ku, Osaka-shi, Osaka	5-7, Ebie 5-chome, Fukushima-ku, Osaka-shi, Osaka
Structure / stories (Note)	15 stories above ground, RC-structure with flat roof	15 stories above ground, RC-structure (Planned)
Total floor area (Note)	2,987.15 ㎡	3,062.64 ㎡ (Planned)
Completion date (Note)	August 27, 2024	September 2024 (Scheduled)
PML	8.5% (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation)	—
Appraisal value	2,050 million yen (as of March 31, 2025)	2,050 million yen (as of July 1, 2023)
Tenant summary (as of March 31, 2025)		
Number of tenants	98	—
Annual rent	92 million yen	—
Tenant leasehold / security deposit	0 million yen	—
Total leased area	2,215.64㎡	—
Total leasable area	2,215.64㎡	2,215.64 ㎡(Planned)
Occupancy rate (based on leased area)	100.0%	—

(Note) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated July 26, 2023.

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