

March 18, 2022

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

**Mitsubishi Corp.-UBS Realty Inc.**

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

Japan Metropolitan Fund Investment Corporation (“JMF”) announced the completion of the acquisition and the finalization of the details of JMF-Residence Gakugeidaigaku (Setagaya-ku, Tokyo) (the “Property”) announced in the news release titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Hiroo 01 and JMF-Residence Gakugeidaigaku)” dated September 29, 2021.

While the Property was under construction as of September 29, 2021, Haseko Livenet, Inc., with pass-through master lease agreements, has been leasing the Property since before its completion, and as of today, we have received 49.3% (based on the leasable area) application for move-in.

1. Finalization of details upon completion of acquisition (Underlined part indicates changes due to finalization)

	As of March 18, 2022	As of September 29, 2021
Location <sup>(Note 1)</sup>	<u>9-13 Nozawa 3-chome, Setagaya-ku, Tokyo</u>	142-1 Nozawa 3-chome, Setagaya-ku, Tokyo
Trustee	<u>Sumitomo Mitsui Trust Bank, Limited</u>	—
Trust period	<u>March 18, 2022 – March 31, 2042</u>	—
Structure / stories <sup>(Note 2)</sup>	5 stories above ground, RC-structure <u>with flat roof</u>	5 stories above ground, RC-structure (Scheduled)
Total floor area <sup>(Note 2)</sup>	<u>1,402.35 m<sup>2</sup></u>	1,427.31 m <sup>2</sup> (Scheduled)
Completion date <sup>(Note 2)</sup>	<u>February 5, 2022</u>	March 18, 2022 (Scheduled)
PML	<u>2.5% (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation and OYO RMS Corporation)</u>	—

(Note 1) It represents the address of the Property as of today, while the registered address of the land in the news release dated September 29, 2021.

(Note 2) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated September 29, 2021.