

Japan Metropolitan Fund Investment Corporation

October 2, 2023

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Notice Concerning Completion of Acquisition of Real Estate in Japan, Etc. (JMF-Residence Machida)

Japan Metropolitan Fund Investment Corporation announces the completion of the acquisition and the finalization of the details of JMF-Residence Machida (Machida-shi, Tokyo) announced in the news release titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan, Real Estate in Japan and Preferential Negotiation Rights and Disposition of Trust Beneficiary Right in Real Estate in Japan and Real Estate in Japan (Acquisition: 5 properties, Preferential Negotiation Rights: 1 right, Disposition: 2 properties)” dated October 19, 2022.

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

	As of October 2, 2023	As of October 19, 2022
Location	<u>21-24 Haramachida 2-chome,</u> Machida-shi, Tokyo	1411-1 Haramachida 2-chome, Machida-shi, Tokyo
Land area	<u>3,238.11 m²</u>	2,007.24 m ²
Structure / stories ^(Note)	7 stories above ground and 1 basement level, RC-structure <u>with</u> <u>flat roof</u>	7 stories above ground and 1 basement level, RC-structure (Planned)
Total floor area ^(Note)	<u>6,010.70 m²</u>	6,177.43 m ² (Planned)
Completion date ^(Note)	<u>August 1, 2023</u>	September 2023 (Scheduled)
PML	<u>7.0%</u> <u>(Based on the earthquake risk assessment</u> <u>(details) report prepared by Engineering</u> <u>and Risk Services Corporation and OYO</u> <u>RMS Corporation)</u>	—

(Note) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated October 19, 2022.