

Japan Metropolitan Fund Investment Corporation

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To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Notice Concerning Acquisition of Asset in Japan (Silent partnership interests)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today that KJR Management, JMF’s asset manager (the “Asset Manager”), determined to acquire the asset in Japan (silent partnership interests) (the “Acquisition”) as outlined below.

1. Overview of Acquisition

Type of asset to be acquired ^(Note 1)	Equity interests in silent partnership whose trust assets are trust beneficiary rights in real estate in Japan
Asset name	Godo Kaisha Sapphire 1 and Godo Kaisha Sapphire 2 silent partnership interests
Underlying assets ^(Note 2)	ADVANCE Esaka Rasurer, ADVANCE Tennojiminami Pachira, ASTERI Tsurumai Ena, ASTERI Tsurumai Dio, ASTERI Tsurumai Tesera, ASTERI Tsurumai Touria, ADVANCE Kyoto Detendu, ADVANCE Uemachidai Stadt, ADVANCE Kobe Grouv II, ADVANCE Nishiumeda Jace, ADVANCE Nishiumeda Bios, ADVANCE Osaka Valencia, ADVANCE Osakajokita Fierte
Asset class	Residence
Investment price (Planned)	Total 855 million yen (approximately 16.0% of total silent partnership interests)
Contract completion date (Scheduled)	March 26, 2024
Equity interests acquisition date (Scheduled)	March 27, 2024
Investee	Godo Kaisha Sapphire 1 and Godo Kaisha Sapphire 2
Broker	None
Acquisition funds	Cash on hand (Planned)

(Note 1) The silent partnership interests fall under the category of real estate-related assets. Also, the ratio of real estate, etc. in the total assets of JMF will remain above 70% even after the Acquisition.

(Note 2) The details of underlying assets are set out in “3. Property Summary (2) Summary of underlying assets” as described below.

2. Reason for Acquisition

Highlights

Acquired equity interests in silent partnerships whose underlying assets are 13 prime rental residential properties and acquired dividend income of an expected dividend yield of 8.6% and future acquisition opportunities by acquiring the preferential negotiating rights.

As there have been constant changes to the operating environment surrounding real estate, such as widespread e-commerce and remote working due to the rapid advancement in information technologies, and the trend of mixed-use by area and by property, JMF aims to optimize its portfolio in response to such changes. To this end, JMF will continue to secure stable earnings on a medium to long term basis and ensure steady growth of operating assets by promoting carefully-screened investment in retail facilities, office buildings, residences, hotels, and mixed-use properties used for a combination of those purposes, located mainly in urban areas.

JMF acquires preferential negotiating rights ^(Note) for 13 properties by acquiring of the equity interests in the silent partnerships for SPCs that will acquire these 13 residential properties. As a result, JMF is considering the possibility of acquiring the properties in the future and assessing the timing of acquisition by cash on hand or other funds procurement, with an eye on the further improvement of profitability of each property during the period of management by the relevant SPC.

All of the 13 residential properties as underlying assets are newer than five years-built properties, and that are prime rental residential properties located in the inner city and highly convenient for transport and living. In the real estate trading market where acquisition of real estate remains challenging, acquisition of the future acquisition opportunities along with dividend income with an expected dividend yield of 8.6% are considered by JMF to contribute to the progress of asset replacement and improvement of the quality of the portfolio.

(Note) JMF will retain the preferential negotiating rights as of right but is not obliged to acquire the underlying assets.

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3. Property Summary

(1) Summary of silent partnership

(Total of Godo Kaisha Sapphire 1 and 2)

Total silent partnership investment price	5,360 million yen	
Investment price	855 million yen (approximately 16.0 % of total silent partnership interests)	
Summary of silent partnership agreement	Godo Kaisha Sapphire 1 and 2	
	Trust beneficiary right in real estate etc. ^(Note) 24,029 million yen	Non-Recourse Loan (Senior) 16,802 million yen
		Non-Recourse Loan (Mezzanine) 1,867 million yen
		Silent Partnership Interests 5,360 million yen
<p>• Figures of less than one million yen are rounded down. (Note) The trust beneficiary right in real estate etc. includes expenses for acquiring underlying assets and expenses for forming silent partnerships, etc. In addition, the real estate appraisal by JLL Morii Valuation & Advisory K.K. amounts total 24,891 million yen.</p>		

Operator Name	Godo Kaisha Sapphire 1	
Type of asset	Silent partnership interests	
Effective date in silent partnerships	March 27, 2024	
Validity period in silent partnership agreement	March 31, 2027	
Total silent partnerships interests	3,390 million yen	
Investment price	542 million yen	
Summary of silent partnership agreement	Godo Kaisha Sapphire 1	
	Trust beneficiary right in real estate etc. ^(Note 1) 15,089 million yen	Non-Recourse Loan (Senior) 10,529 million yen
		Non-Recourse Loan (Mezzanine) 1,170 million yen
		Silent Partnership Interests ^(Note 2) 3,390 million yen
<p>• Figures of less than one million yen are rounded down. (Note 1) The trust beneficiary right in real estate etc. includes expenses for acquiring underlying assets and expenses for forming silent partnerships, etc. In addition, the real estate appraisal by JLL Morii Valuation & Advisory K.K. amounts total 15,598 million yen. (Note 2) With regard to the silent partnership interests, JMF plans to invest 542 million yen. Godo Kaisha Sapphire 1 plans to acquire trust beneficiary right in real estate with the funds procured through the non-recourse loan and silent partnership interests. The acquisition price of the relevant trust beneficiary right in real estate is less than the real estate appraisal value described in Note1. Therefore, JMF has determined that the investment amount is a reasonable amount.</p>		

Operator Name	Godo Kaisha Sapphire 2							
Type of asset	Silent partnership interests							
Effective date in silent partnerships	March 27, 2024							
Validity period in silent partnership agreement	March 31, 2027							
Total silent partnerships interests	1,970 million yen							
Investment price	313 million yen							
Summary of silent partnership agreement	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Godo Kaisha Sapphire 2</th> </tr> <tr> <td rowspan="3" style="text-align: center; vertical-align: middle;">Trust beneficiary right in real estate etc. ^(Note 1) 8,940 million yen</td> <td style="text-align: center;">Non-Recourse Loan (Senior) 6,273 million yen</td> </tr> <tr> <td style="text-align: center;">Non-Recourse Loan (Mezzanine) 697 million yen</td> </tr> <tr> <td style="text-align: center;">Silent Partnership Interests ^(Note 2) 1,970 million yen</td> </tr> </table>		Godo Kaisha Sapphire 2		Trust beneficiary right in real estate etc. ^(Note 1) 8,940 million yen	Non-Recourse Loan (Senior) 6,273 million yen	Non-Recourse Loan (Mezzanine) 697 million yen	Silent Partnership Interests ^(Note 2) 1,970 million yen
	Godo Kaisha Sapphire 2							
Trust beneficiary right in real estate etc. ^(Note 1) 8,940 million yen	Non-Recourse Loan (Senior) 6,273 million yen							
	Non-Recourse Loan (Mezzanine) 697 million yen							
	Silent Partnership Interests ^(Note 2) 1,970 million yen							
<p>• Figures of less than one million yen are rounded down.</p> <p>(Note 1) The trust beneficiary right in real estate etc. includes expenses for acquiring underlying assets and expenses for forming silent partnerships, etc. In addition, the real estate appraisal by JLL Morii Valuation & Advisory K.K. amounts total 9,293 million yen.</p> <p>(Note 2) With regard to the silent partnership interests, JMF plans to invest 313 million yen. Godo Kaisha Sapphire 2 plans to acquire trust beneficiary right in real estate with the funds procured through the non-recourse loan and silent partnership interests. The acquisition price of the relevant trust beneficiary right in real estate is less than the real estate appraisal value described in Note1. Therefore, JMF has determined that the investment amount is a reasonable amount.</p>								

(Common matters in Godo Kaisha Sapphire 1 and 2)

Summary of silent partnership agreement	<ul style="list-style-type: none"> • Calculation period Two six-month periods annually from January 1 to the end of June and from July 1 to the end of December. However, the initial calculation period shall be from March 26, 2024 to the end of June, 2024. • Distribution of profits and losses In the case where profits are generated in each calculation period, the operator shall distribute them to investors by the investment ratios as of the relevant calculation date. In the case where losses are incurred in each calculation period, the operator shall distribute them to investors by the investment ratios as of the relevant calculation date to the extent of the relevant losses. However, if the cumulative losses distributed to investors exceed the total amount of the investments, the excess amount shall be distributed to the operator up to an amount equal to the total amount of the investments minus one yen. • Transfer and refund of investments The prior written consent of the operator is required in cases where investors transfer their position under the silent partnership agreement and their equity interests, etc. and obligations under the silent partnership agreement. (However, the prior written consent of the lender is required before borrowings are fully repaid.) In addition,
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	<p>the operator may, after obtaining the prior written consent of the lender, refund all or part of investments to investors according to their investment ratio.</p>
<p>Summary of preferential negotiation rights</p>	<ul style="list-style-type: none"> • Period for exercising preferential negotiating rights March 22, 2024 to March 31, 2027 • Summary of rights The rights to preferentially enter into purchasing negotiations for the trust beneficiary rights in real estate acquired by Godo Kaisha Sapphire 1 and 2. • Exercise prices The exercise prices shall be amounts that meet all of the following conditions. <ul style="list-style-type: none"> (1) The amounts are sufficient to fully repay the seller's borrowings as of the date of the sales. (2) The amounts exceed the internal rate of return (IRR) targets for each of the following periods . <ul style="list-style-type: none"> December 1, 2025 – June 30, 2026 : 5.50% July 1, 2026 – March 31, 2027 : 6.00%

(2) Summary of underlying assets

(a) Summary of underlying assets in Godo Kaisha Sapphire 1

Property name	ADVANCE Esaka Rasurer		
Location	1-20, Esakacho 2-chome, Suita-shi, Osaka		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mitsubishi UFJ Trust and Banking Corporation		
Trust period	April 14, 2023– March 31, 2034 (Scheduled)		
Land			
Land area	1,065.00 m ²	Zoning	Commercial districts
FAR / building-to-land ratio	600% / 80%	Type of possession	Ownership
Building			
Structure / stories	15 stories above ground, RC-structure with flat roof		
Total floor area	8,155.81 m ²	Type	Residence
Completion date	March 7, 2023	Type of possession	Ownership
Design	AR Architecture Office K.K.		
Construction	SUNADA CONSTRUCTION. INC		
Constructional Inspector	KENCHIKUKENSAKIKO KK		
PML	5.7% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	6,000 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	188		
Annual rent	201 million yen		
Tenant leasehold / security deposit	1 million yen		
Total leased area	4,951.05 m ²	Occupancy rate (based on leased area)	77.5%
Total leasable area	6,385.26 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 1, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

Property name	ADVANCE Tennojiminami Pachira		
Location	2-19, Bishoen 1-chome, Abeno-ku, Osaka-shi, Osaka		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	May 31, 2022 – March 31, 2034 (Scheduled)		
Land			
Land area	336.23 m ²	Zoning	Category 1 residential districts
FAR / building-to-land ratio	300% / 80%	Type of possession	Ownership
Building			
Structure / stories	12 stories above ground, RC-structure with flat roof, 1 story above ground, RC-structure with flat roof		
Total floor area	1,097.12 m ²	Type	Residence, Garbage storage
Completion date	March 4, 2022	Type of possession	Ownership
Design	Toki. Design Co., Ltd.		
Construction	Japan Crest Co., Ltd.		
Constructional Inspector	Nihon Kakunin Architectures Inspection Center Co.,Ltd		
PML	6.0% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	798 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		

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Tenant summary (as of February 29, 2024)			
Number of tenants	44		
Annual rent	35 million yen		
Tenant leasehold / security deposit	0 yen		
Total leased area	990.66 m ²	Occupancy rate (based on leased area)	100.0%
Total leasable area	990.66 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 1, the operator, is to take out a pledge as a pledgee.		
Special notes	<ul style="list-style-type: none"> This land is within a well-known buried cultural property site under the Act on the Protection of Cultural Properties. For that reason, any engineering work on the land requires at least 60 days' notice prior to the start of such work. 		

Property name	ASTERI Tsurumai Ena		
Location	11-27, Chiyoda 5-chome, Naka-ku, Nagoya-shi, Aichi		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	February 26, 2021 - March 31, 2034 (Scheduled)		
Land			
Land area	649.05 m ²	Zoning	Commercial districts
FAR / building-to-land ratio	500%/80%	Type of possession	Ownership
Building			
Structure / stories	13 stories above ground, RC-structure with flat roof		
Total floor area	3,369.09 m ²	Type	Residence
Completion date	January 7, 2021	Type of possession	Ownership
Design	Tanaka Architect		
Construction	FUKUDA CORPORATION		
Constructional Inspector	CONFIRMATION INSPECTION TOKAI CO.		
PML	10.9% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	2,530 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	121		
Annual rent	110 million yen		
Tenant leasehold / security deposit	5 million yen		
Total leased area	2,906.02 m ²	Occupancy rate (based on leased area)	92.0%
Total leasable area	3,157.92 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 1, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

Property name	ASTERI Tsurumai Dio		
Location	16-5, Chiyoda- 3-chome, Naka-ku, Nagoya-shi, Aichi		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	June 30, 2021 - March 31, 2034 (Scheduled)		
Land			
Land area	427.57 m ²	Zoning	Commercial districts
FAR / building-to-land ratio	500%/80%	Type of possession	Ownership
Building			
Structure / stories	15 stories above ground, RC-structure with flat roof		
Total floor area	2,152.92 m ²	Type	Residence

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Completion date	April 21, 2021	Type of possession	Ownership
Design	Tanaka Architect		
Construction	Magara Construction Co., Ltd.		
Constructional Inspector	CONFIRMATION INSPECTION TOKAI CO.		
PML	10.1% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	1,580 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	77		
Annual rent	69 million yen		
Tenant leasehold / security deposit	3 million yen		
Total leased area	1,828.47 m ²	Occupancy rate (based on leased area)	92.3%
Total leasable area	1,980.30 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 1, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

Property name	ASTERI Tsurumai Tesera		
Location	15-24, Chiyoda 3-chome, Naka-ku, Nagoya-shi, Aichi		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	September 30, 2021 – March 31, 2034 (Scheduled)		
Land			
Land area	657.31 m ²	Zoning	Commercial districts
FAR / building-to-land ratio	500%/80%	Type of possession	Ownership
Building			
Structure / stories	15 stories above ground, RC-structure with flat roof		
Total floor area	4,081.28 m ²	Type	Residence
Completion date	July 28, 2021	Type of possession	Ownership
Design	Tanaka Architect		
Construction	Magara Construction Co., Ltd.		
Constructional Inspector	CONFIRMATION INSPECTION TOKAI CO.		
PML	10.0% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	2,550 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	130		
Annual rent	112 million yen		
Tenant leasehold / security deposit	3 million yen		
Total leased area	2,962.02 m ²	Occupancy rate (based on leased area)	93.3%
Total leasable area	3,176.18 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 1, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

Property name	ASTERI Tsurumai Touria		
Location	24-17, Chiyoda 3-chome, Naka-ku, Nagoya-shi, Aichi		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	June 30, 2021 – March 31, 2034 (Scheduled)		

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Land			
Land area	585.57 m ²	Zoning	Commercial districts
FAR / building-to-land ratio	500%/80%	Type of possession	Ownership
Building			
Structure / stories	15 stories above ground, RC-structure with flat roof		
Total floor area	3,380.35 m ²	Type	Residence
Completion date	May 10, 2021	Type of possession	Ownership
Design	TSUIKI IKKYUKENCHIKUSHIJIMUSHO, KK		
Construction	MURANAKA KENSETU CO., LTD.		
Constructional Inspector	CONFIRMATION INSPECTION TOKAI CO.		
PML	9.8% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	2,140 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	115		
Annual rent	93 million yen		
Tenant leasehold / security deposit	2 million yen		
Total leased area	2,469.66 m ²	Occupancy rate (based on leased area)	91.4%
Total leasable area	2,703.12 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 1, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

(b) Summary of underlying assets in Godo Kaisha Sapphire 2

Property name	ADVANCE Kyoto Detendu		
Location	40 kisshoinkujocho Minami-ku, Kyoto-shi, Kyoto		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mitsubishi UFJ Trust and Banking Corporation		
Trust period	April 14, 2023 – March 31, 2034 (Scheduled)		
Land			
Land area	722.91 m ²	Zoning	Commercial districts · Quasi-industrial districts
FAR / building-to-land ratio	500% · 200% / 80% · 60%	Type of possession	Ownership
Building			
Structure / stories	9 stories above ground, RC-structure with flat roof		
Total floor area	3,846.05 m ²	Type	Residence
Completion date	October 11, 2022	Type of possession	Ownership
Design	SUPESUGURAFITI IKKYUKENCHIKUSHIJIMUSHO, YK		
Construction	MELDIA Development & Construction CO.,LTD.		
Constructional Inspector	KYOTO ORGANIZATION OF CONFIRMATION & INSPECTION CO.,LTD.		
PML	9.7% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	2,170 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	106		
Annual rent	96 million yen		
Tenant leasehold / security deposit	0 yen		
Total leased area	2,710.56 m ²	Occupancy rate (based on leased area)	99.1%
Total leasable area	2,735.64 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes	<ul style="list-style-type: none"> This land is within a well-known buried cultural property site under the Act on the Protection of Cultural Properties. For that reason, any engineering work on the land requires at least 60 days' notice prior to the start of such work. 		

Property name	ADVANCE Uemachidai Stadt		
Location	1-7, Uehonmachinishi 4-chome, Chuo-ku, Osaka-shi, Osaka		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	July 29, 2022 – March 31, 2034 (Scheduled)		
Land			
Land area	299.97 m ²	Zoning	Commercial districts
FAR / building-to-land ratio	600% · 400% / 80%	Type of possession	Ownership
Building			
Structure / stories	15 stories above ground, RC-structure with flat roof · 1 story above ground, RC-structure with flat roof		
Total floor area	2,096.63 m ²	Type	Residence · Garbage storage
Completion date	July 4, 2022	Type of possession	Ownership
Design	Toki Sekkei		
Construction	Universal Construction Co., Ltd.		
Constructional Inspector	Nihon Kakunin Architectures Inspection Center Co.,Ltd		
PML	8.3% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		

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Appraisal value	1,360 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	51		
Annual rent	56 million yen		
Tenant leasehold / security deposit	0 yen		
Total leased area	1,399.82 m ²	Occupancy rate (based on leased area)	91.1%
Total leasable area	1,535.94 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes	<ul style="list-style-type: none"> This land is within a well-known buried cultural property site under the Act on the Protection of Cultural Properties. For that reason, any engineering work on the land requires at least 60 days' notice prior to the start of such work. A portion of this land is a city-planned road site, and there are building restrictions based on the City Planning Law in that area. This building was constructed subject to such building restrictions. 		

Property name	ADVANCE Kobe Grouv II		
Location	1-13, Mikawaguchicho 1-chome, Hyogo-ku, Kobe-shi, Hyogo		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	October 30, 2020 – March 31, 2034 (Scheduled)		
Land			
Land area	188.99 m ²	Zoning	Neighborhood commercial districts
FAR / building-to-land ratio	400%/80%	Type of possession	Ownership
Building			
Structure / stories	10 stories above ground, RC-structure with flat roof		
Total floor area	811.99 m ²	Type	Residence
Completion date	April 27, 2020	Type of possession	Ownership
Design	KOKUBU ARCHTECTURE DESIGN OFFICE		
Construction	OHKI CONSTRUCTION CO., LTD		
Constructional Inspector	Kansai Jyutaku Hinshitsu Hosho Co.,Inc		
PML	6.6% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	458 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	30		
Annual rent	24 million yen		
Tenant leasehold / security deposit	0 million yen		
Total leased area	752.70 m ²	Occupancy rate (based on leased area)	100.0%
Total leasable area	752.70 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes	<ul style="list-style-type: none"> Although a boundary confirmation document has not been executed for a part of this land, the seller has agreed to execute the boundary confirmation document at the responsibility and expense of the seller. This land is within a well-known buried cultural property site under the Act on the Protection of Cultural Properties. For that reason, any engineering work on the land requires at least 60 days' notice prior to the start of such work. 		

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Property name	ADVANCE Nishiueda Jace		
Location	8-9, Sagisu 2-chome, Fukushima-ku, Osaka-shi, Osaka		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	March 31, 2021 - March 31, 2034 (Scheduled)		
Land			
Land area	343.49 m ²	Zoning	Category 2 residential districts
FAR / building-to-land ratio	300%/80%	Type of possession	Ownership
Building			
Structure / stories	10 stories above ground, RC-structure with flat roof		
Total floor area	1,181.54 m ²	Type	Residence
Completion date	February 4, 2021	Type of possession	Ownership
Design	Toki Sekkei		
Construction	YUHARA CO., LTD.		
Constructional Inspector	Bureau Veritas Japan Co., Ltd.		
PML	13.6% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	902 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	41		
Annual rent	36 million yen		
Tenant leasehold / security deposit	0 million yen		
Total leased area	929.71 m ²	Occupancy rate (based on leased area)	91.4%
Total leasable area	1,016.82 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

Property name	ADVANCE Nishiueda Bios		
Location	3-15, Oyodokita 1-chome, Kita-ku, Osaka-shi, Osaka		
Type of asset	Trust beneficiary right in real estate		
Trustee	Mizuho Trust & Banking Co., Ltd.		
Trust period	November 26, 2021 - March 31, 2034 (Scheduled)		
Land			
Land area	454.43 m ²	Zoning	Quasi-residential districts
FAR / building-to-land ratio	300%/60%	Type of possession	Ownership
Building			
Structure / stories	7 stories above ground, RC-structure with flat roof		
Total floor area	1,618.00 m ²	Type	Residence · Parking lot
Completion date	October 29, 2021	Type of possession	Ownership
Design	Toki Sekkei		
Construction	Universal Construction Co., Ltd.		
Constructional Inspector	KENCHIKUKENSAKIKO KK		
PML	12.6% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	1,250 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	59		
Annual rent	52 million yen		
Tenant leasehold / security deposit	0 million yen		

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	Total leased area	1,330.00 m ²	Occupancy rate (based on leased area)	98.3%
	Total leasable area	1,352.40 m ²		
Collateral conditions		A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes		None		

Property name		ADVANCE Osaka Valencia		
Location		26-22, Oimazato 3-chome, Higashinari-ku, Osaka-shi, Osaka		
Type of asset		Trust beneficiary right in real estate		
Trustee		Mizuho Trust & Banking Co., Ltd.		
Trust period		October 30, 2020 – March 31, 2034 (Scheduled)		
Land				
	Land area	791.20 m ²	Zoning	Commercial districts
	FAR / building-to-land ratio	400%/80%	Type of possession	Ownership
Building				
	Structure / stories	15 stories above ground, RC-structure with flat roof · 1 story above ground, RC-structure with flat roof		
	Total floor area	3,422.66 m ²	Type	Residence · Garbage storage
	Completion date	February 22, 2020	Type of possession	Ownership
	Design	Cube Sekkei		
	Construction	KANAYAMAKOMUTEN, KK		
	Constructional Inspector	IPPAN ZH OSAKAKENCHIKUBOSAISENTA		
	PML	8.4% (Based on the engineering report prepared by Japan Constructive Inspect Association CO., LTD)		
Appraisal value		2,340 million yen (as of February 1, 2024)		
Appraiser		JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)				
	Number of tenants	137		
	Annual rent	105 million yen		
	Tenant leasehold / security deposit	0 million yen		
	Total leased area	3,069.85 m ²	Occupancy rate (based on leased area)	97.9%
	Total leasable area	3,136.84 m ²		
Collateral conditions		A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes		· A superficies right is established on a part of this land for the purpose of owning and maintaining public sewerage facilities for the City of Osaka.		

Property name		ADVANCE Osakajokita Fierte		
Location		21-22, Miyakojimahondori 4-chome, Miyakojima-ku, Osaka-shi, Osaka		
Type of asset		Trust beneficiary right in real estate		
Trustee		Mizuho Trust & Banking Co., Ltd.		
Trust period		May 31, 2022 – March 31, 2034 (Scheduled)		
Land				
	Land area	333.82 m ² (Note)	Zoning	Category 1 residential districts
	FAR / building-to-land ratio	300%/80%	Type of possession	Ownership
Building				
	Structure / stories	12 stories above ground, RC-structure with flat roof · 1 story above ground, RC-structure with flat roof		
	Total floor area	1,094.38 m ²	Type	Residence · Garbage storage
	Completion date	March 8, 2022	Type of possession	Ownership

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Design	Toki. Design Co., Ltd.		
Construction	MATSUBARAKENSETSUOGYO, KK		
Constructional Inspector	Nihon Kakunin Architectures Inspection Center Co.,Ltd		
PML	12.8% (Based on the engineering report prepared by Japan Constructive Inspect Association CO.,LTD)		
Appraisal value	813 million yen (as of February 1, 2024)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Tenant summary (as of February 29, 2024)			
Number of tenants	43		
Annual rent	35 million yen		
Tenant leasehold / security deposit	0 yen		
Total leased area	964.06 m ²	Occupancy rate (based on leased area)	97.7%
Total leasable area	986.48 m ²		
Collateral conditions	A lender of a non-recourse loan to Godo Kaisha Sapphire 2, the operator, is to take out a pledge as a pledgee.		
Special notes	None		

(Note) Including an area (approx.0.61m²) regarded as private road, etc.

- Figures of less than one million yen are rounded down, and percentages are rounded to the nearest second decimal place.
- For the property, a pass-through master lease agreement is scheduled to concluded.
- “Location” represents the address of the property or the registered address of the building.
- “Land area” and “Total floor area” are based on descriptions in registry books.
- “Zoning” represents the classification of land by its use, stipulated in Section 1-1, Article 8 of the City Planning Act.
- “Number of tenants” represents the total number of lease contracts (including the lease agreements, etc. concluded between the master lease company and end tenants; the same applies hereinafter) as of the above.
- “Annual rent” is calculated by taking the total amount of monthly rents and common area fees indicated in the lease agreements and other documents in effect as of the above for a property to be acquired and multiplying this amount by 12, rounded down to the nearest million yen. Amounts expressly stated in lease agreements as rents for warehouses and land (flat parking lots) are excluded.
- “Tenant leasehold / security deposit”, “Total leased area”, “Total leasable area” and “Occupancy rate (based on leased area)” represent the total sums and areas in the lease contracts, etc. as of the above.

4. Overview of Operator of silent partnerships

Name	Godo Kaisha Sapphire 1
Location	In AOJ Tax Accountant Corporation, 2-10, Hatchobori 4-chome, Chuo-ku, Tokyo
Name and job title of the representative	Representative Partner SH Rapport1 Executing person Takahito Idesawa
Business	1. Acquisition, holding, and disposition of real estate 2. Leasing and management of real estate 3. Acquisition, holding, and disposition of trust beneficiary right in real estate 4. Any other business incidental or related to the items described above
Capital	100,000 yen
Date established	January 16, 2024
Net assets	100,000 yen
Total assets	100,000 yen
Major shareholder (shareholding ratio) in silent partnerships ^(Note)	JMF (16.0%)
Relationship with JMF / the Asset Manager	
Capital relationship Personal relationship Trade relationship	There is no capital, personal or transactional ties to be stated between the operator and JMF or the Asset Manager. There is no capital, personal or transactional ties to be specified between the related parties/related companies of JMF or the Asset Manager and the related parties/related companies of the operator.
Related parties	Any of the operator or the related parties/related companies of the operator do not fall under the related party of JMF or the Asset Manager.

(Note) The names, etc. of the other investors in the silent partnerships have not been disclosed by the private placement agents and therefore cannot be listed.

Name	Godo Kaisha Sapphire 2
Location	In AOJ Tax Accountant Corporation, 2-10, Hatchobori 4-chome, Chuo-ku, Tokyo
Name and job title of the representative	Representative Partner SH Rapport2 Executing person Takahito Idesawa
Business	1. Acquisition, holding, and disposition of real estate 2. Leasing and management of real estate 3. Acquisition, holding, and disposition of trust beneficiary right in real estate 4. Any other business incidental or related to the items described above
Capital	100,000 yen
Date established	January 16, 2024
Net assets	100,000 yen
Total assets	100,000 yen
Major shareholder (shareholding ratio) in silent partnerships ^(Note)	JMF (16.0%)
Relationship with JMF / the Asset Manager	
Capital relationship Personal relationship Trade relationship	There is no capital, personal or transactional ties to be stated between the operator and JMF or the Asset Manager. There is no capital, personal or transactional ties to be specified between the related parties/related companies of JMF or the Asset Manager and the related parties/related companies of the operator.
Related parties	Any of the operator or the related parties/related companies of the operator do not fall under the related party of JMF or the Asset Manager.

(Note) The names, etc. of the other investors in the silent partnerships have not been disclosed by the private placement agents and therefore cannot be listed.

5. Status of Owners, Etc. of the Property

The acquisition of the properties is not from any parties having a special interest in JMF or the Asset Manager. The previous owners of the underlying assets expected to be acquired by the investee of the Acquisition are also not parties having a special interest in JMF or the Asset Manager.

6. Matters Concerning Forward Commitment

None

7. Means of Payment

Full payment at the time of transfer

8. Acquisition schedule

Decision-making date	March 22, 2024
Contract completion date	March 26, 2024 (Scheduled)
Payment date	March 27, 2024 (Scheduled)
Interests transfer date	

9. Future Outlook

There is no impact of the Acquisition on the fiscal period ending February 2024 (44th fiscal period: September 1, 2023 to February 29, 2024), and the impact on August 2024 fiscal period (45th fiscal period: March 1, 2024 to August 31, 2024) is minor, but the forecasts for Operating Results is currently under scrutiny. So, it will be announced in the financial report scheduled for release on April 17, 2024.

[Reference]

The forecast of the operating results for February 2024 fiscal period (Announced on October 19, 2023), and the results for August 2023 fiscal period

	Operating revenues (million yen)	Operating income (million yen)	Ordinary income (million yen)	Net income (million yen)	Distributions per unit (yen) (excluding distributions in excess of profit)	Distributions in excess of profit per unit (yen)
February 2024 fiscal period (The forecast)	40,787	17,759	15,736	15,735	2,270	0
August 2023 fiscal period (The results)	41,405	18,054	16,052	16,051	2,261	0