

April 1, 2024

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 Trust Beneficiary Right in Real Estate in Japan, Etc.

(JMF-Residence Kuramae 2-chome, JMF-Residence Kuramae Torigoe)

Japan Metropolitan Fund Investment Corporation announces the completion of the acquisition and the finalization of the details of JMF-Residence Kuramae 2-chome (Taito-ku, Tokyo) and JMF-Residence Kuramae Torigoe (Taito-ku, Tokyo) announced in the news release titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Residence Setagaya Mishuku, JMF-Residence Shin-itabashi, JMF-Residence Kuramae 2-chome, JMF-Residence Kuramae Torigoe)” dated February 7, 2024.

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

[JMF-Residence Kuramae 2-chome]

	As of April 1, 2024	As of February 7, 2024
Structure / stories <sup>(Note)</sup>	13 stories above ground, RC-structure <u>with flat roof</u>	13 stories above ground, RC-structure (Planned)
Total floor area <sup>(Note)</sup>	<u>2,596.06 m<sup>2</sup></u>	2,678.29 m <sup>2</sup> (Planned)
Completion date <sup>(Note)</sup>	<u>February 8, 2024</u>	February 2024 (Scheduled)
PML	<u>11.2%</u> <u>(Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation and OYO RMS Corporation)</u>	—
Tenant summary (as of April 1, 2024)		
Number of tenants	<u>31</u>	—
Annual rent	<u>64 million yen</u>	—
Tenant leasehold / security deposit	<u>7 million yen</u>	—
Total leased area	<u>1,046.99m<sup>2</sup></u>	—
Total leasable area	<u>2,161.83m<sup>2</sup></u>	2,161.83 m <sup>2</sup> (Planned)
Occupancy rate (based on leased area)	<u>48.4%</u>	—

(Note) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated February 7, 2024.

[JMF-Residence Kuramae Torigoe]

	As of April 1, 2024	As of February 7, 2024
Structure / stories <sup>(Note)</sup>	13 stories above ground, RC-structure <u>with flat roof</u>	13 stories above ground, RC-structure
Total floor area <sup>(Note)</sup>	<u>1,792.97 m<sup>2</sup></u>	1,864.48 m <sup>2</sup>
Completion date <sup>(Note)</sup>	<u>January 11, 2024</u>	January 2024
PML	<u>10.88%</u> <u>(Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation and OYO RMS Corporation)</u>	—
Tenant summary (as of April 1, 2024)		
Number of tenants	<u>27</u>	—
Annual rent	<u>45 million yen</u>	—
Tenant leasehold / security deposit	<u>6 million yen</u>	—
Total leased area	<u>761.40m<sup>2</sup></u>	—
Total leasable area	<u>1,503.78m<sup>2</sup></u>	1,503.78 m <sup>2</sup> (Planned)
Occupancy rate (based on leased area)	<u>50.6%</u>	—

(Note) It is based on descriptions in registry books as of today, while certificate of final inspections in the news release dated February 7, 2024.