

April 26, 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 Asakusabashi 3-chome)

Japan Metropolitan Fund Investment Corporation announces the completion of the acquisition and the finalization of the details of JMF-Residence Asakusabashi 3-chome (Taito-ku, Tokyo) announced in the news release titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Residence Asakusabashi 3-chome)” dated April 5, 2023.

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

	As of April 26, 2024	As of April 5, 2023
Acquisition date	April <u>26</u> , 2024	April 30, 2024 (Scheduled)
Location	<u>9-3</u> , Asakusabashi 3-chome, Taito-ku, Tokyo	22-1, Asakusabashi 3-chome, Taito-ku, Tokyo, etc.
Trust period	April <u>26</u> , 2024 –April 30, 2044	April 30, 2024 –April 30, 2044 (Scheduled)
Structure / stories <sup>(Note 1)</sup>	13 stories above ground, RC-structure <u>with flat roof</u>	13 stories above ground, RC-structure (Planned)
Total floor area <sup>(Note 1)</sup>	<u>3,243.70</u> m <sup>2</sup>	3,450.17 m <sup>2</sup> (Planned)
Completion date <sup>(Note 1)</sup>	<u>April 2, 2024</u>	April 2024 (Scheduled)
PML	<u>12.2%</u> (Based on the earthquake risk assessment (details) report prepared by Engineering and Risk Services Corporation)	—
Tenant summary (as of April 26, 2024)		
Number of tenants	<u>1</u> (Maruetsu) <sup>(Note 2)</sup>	—
Annual rent	<u>Not disclosed</u> <sup>(Note 3)</sup>	—
Tenant leasehold / security deposit	<u>Not disclosed</u> <sup>(Note 3)</sup>	—
Total leased area	<u>216.07</u> m <sup>2</sup>	—
Total leasable area	<u>2,926.16</u> m <sup>2</sup>	2,926.09 m <sup>2</sup>
Occupancy rate (based on leased area)	<u>7.4%</u>	—
Acquisition Schedule		
Payment date	April <u>26</u> , 2024	April 30, 2024 (Scheduled)
Property transfer date		

(Note 1) It is based on descriptions in registry books as of today, while confirmation certificate in the news release dated April 5, 2023.

(Note 2) “Number of tenants” represents only the number of the retail zone as of today, as the lease agreements for the residential zone will be executed with the end tenant after the acquisition.

(Note 3) Not disclosed as the tenant has not agreed to the disclosure.