

Feb 2023 Period (42nd): From September 1, 2022 to February 28, 2023 (181 days)

	Property number	1	2	3	4	5	6	7	8	9
		42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
		181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
		10001	10002	10003	10004	10005	10006	10007	10008	10009
(million JPY)		Abiko Shopping Plaza	G-Bldg. Minami Aoyama 02	Ito-Yokado Yabashira	JMF-Bldg. Daikanyama 02	GYRE	Ito-Yokado Tsunashima	Bic Camera Tachikawa	AEON Itabashi Shopping Center	G-Bldg. Kita Aoyama 01
(1) Total rental business revenue		658	92	78	32	646	168	628	698	35
Rental revenue		430	82	78	29	575	168	597	697	33
Other income		228	9	-	2	71	-	31	0	1
(2) Total rental business expenses		351	25	18	9	255	20	91	339	6
Tax and public charges		32	10	12	2	91	16	46	40	2
Building management expenses		93	2	-	1	32	-	26	-	0
Repair expenses		11	0	3	0	14	-	16	8	-
Insurance premiums/ trust fees		1	0	0	0	1	2	0	1	0
Others		212	11	1	3	115	1	1	288	2
(3) Rent NOI (= (1) - (2))		307	67	60	23	391	147	537	358	28
(4) Depreciation		94	5	12	4	109	21	96	56	2
(5) Rental business profit (= (3) - (4))		213	61	47	18	282	125	440	302	25
(6) Deposits (ending balance)		585	63	420	55	456	232	1,155	715	33
Tenant leasehold deposits		585	63	420	55	456	232	1,155	715	33
Security deposits		-	-	-	-	-	-	-	-	-
(7) Capital expenditure		27	0	5	0	52	-	76	36	-

(Note 1) "G-Bldg. Ginza 01" was disposed on September 1, 2022.

(Note 2) "JMF-Residence Osaka Noda" was acquired on December 23, 2022.

(Note 3) "Karuizawa Commongrounds (land with leasehold interest)" was acquired on February 25, 2023.

*For Excel data, please visit our web site (<https://www.jmf-reit.com/english/portfolio/list.html>)

10	11	12	13	14	15	16	17	18	19	20
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
10011	10012	10013	10014	10016	10017	10020	10021	10023	10024	10025
SEIYU Hibarigaoka	JMF-Bldg. Jiyugaoka 01	Cheers Ginza	Higashi-Totsuka Aurora City	G-Bldg. Jingumae 06	G-Bldg. Jingumae 01	AEON MALL Musashi Murayama	La Porte Aoyama	JMF-Bldg. Jingumae 01	G-Bldg. Minami Ikebukuro 01	Makuhari Plaza
249	110	93	1,262	55	82	917	287	83	262	213
249	102	73	988	50	82	917	232	78	226	202
0	8	19	274	5	-	-	55	4	35	11
15	20	40	343	9	4	169	113	20	67	28
13	6	8	149	2	2	133	37	8	15	12
-	3	4	88	0	0	-	15	3	12	1
-	0	1	38	0	-	31	6	0	1	0
1	1	0	3	0	0	2	0	0	0	0
0	9	25	64	6	1	0	53	8	37	12
234	89	52	918	45	77	748	173	62	194	185
45	13	9	207	3	2	278	34	10	21	45
188	75	43	711	41	74	469	139	51	173	139
300	94	111	3,606	74	162	1,861	242	99	409	185
300	94	111	3,606	74	162	1,861	242	99	409	185
-	-	-	-	-	-	-	-	-	-	-
-	0	3	138	0	-	37	6	2	7	6

21	22	23	24	25	26	27	28	29	30	31
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	0 days(Note 1)	181 days	181 days	181 days
10026	10027	10028	10029	10030	10031	10032	10033	10035	10036	10037
Urban Terrace Jingumae	Round1 Machida	Round1 Stadium Itabashi	Arkangel Daikanyama (Land with leasehold interest)	G-Bldg. Omotesando 01	Round1 Yokohama Station West	G-Bldg. Sangenjaya 01	G-Bldg. Ginza 01	Colline Bajikouen	KAWASAKI Le FRONT	JMF-Bldg. Shibuya 01
107	90	95		135	114	181	0	138	1,959	84
99	90	95		135	114	148	-	111	1,545	78
7	-	0		-	-	32	0	26	414	6
18	11	15		18	10	48	3	58	1,085	16
6	9	13	Not Disclosed	17	9	9	2	12	180	5
0	-	0		-	0	3	-	12	245	1
1	-	0		-	-	1	-	6	118	0
0	0	0		0	0	0	0	0	3	0
8	1	1		1	0	33	0	26	537	7
89	78	79	27	116	103	132	△3	79	873	68
4	9	11	-	6	14	21	0	18	293	11
84	68	67	27	110	89	110	△3	61	580	57
104	95			205		266	-	167	2,337	104
104	95	Not Disclosed	Not Disclosed	205	Not Disclosed	266	-	167	2,337	104
-	-			-		-	-	-	-	-
0	-	1	-	-	-	1	22	28	121	3

32	33	34	35	36	37	38	39	40	41	42
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
10038	10039	10040	10041	10042	10043	10044	10045	10046	10047	10048
G-Bldg. Omotesando 02	G-Bldg. Kichijoji 01	CUTE CUBE HARAJUKU	G-Bldg. Ueno 01	JMF-Bldg. Takadanobaba 01	G-Bldg. Akihabara 01	G-Bldg. Akihabara 02	G-Bldg. Kichijoji 02	JMF-Bldg. Ginza Chuo-Dori 01	MARINE & WALK YOKOHAMA	G-Bldg. Jingumae 07
367		166	76	163				106	431	
343		153	76	139				95	307	
23		12	-	24				10	123	
85	Not Disclosed	39	19	35	Not Disclosed	Not Disclosed	Not Disclosed	52	176	Not Disclosed
48		19	7	11				19	28	
7		3	-	4				2	29	
15		3	10	0				22	2	
0		0	0	0				0	0	
14		12	1	18				7	114	
281	72	126	56	127	140	40	314	53	255	28
12	9	12	6	16	10	4	26	12	65	1
269	62	114	50	111	130	36	287	41	190	27
135	Not Disclosed	216	89	191	Not Disclosed	Not Disclosed	Not Disclosed	100	386	Not Disclosed
135		216	89	191				100	386	
-		-	-	-				-	-	
2	-	2	22	3	15	-	-	6	3	-

43	44	45	46	47	48	49	50	51	52	53
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
10049	10050	10051	10052	10053	10054	10055	10056	10057	10058	10059
G-Bldg. Minami Aoyama 03	JMF-Bldg. Jingumae 02	Round1 Stadium Kawasaki Daishi	m-city Kashiwa	JMF-Bldg. Jingumae 03	Machinoma Omori	JMF-Bldg. Daikanyama 01	AEON MALL Tsudanuma	JMF-Bldg. Yokohama Bashamichi 01	JMF-Bldg. Kawasaki 01	JMF-Bldg. Shibuya 02
189	47			99	389	95	726	690	729	144
185	41			87	295	87	726	685	636	114
4	6			12	94	7	0	5	93	29
21	13	Not Disclosed	Not Disclosed	16	188	29	136	197	226	72
9	3			6	29	11	62	63	65	31
3	1			2	64	5	-	97	52	10
0	2			2	2	1	65	3	7	2
0	0			0	0	0	2	1	1	0
7	5			4	91	10	6	31	98	27
167	33	66	96	83	201	65	589	493	503	71
8	6	9	19	2	57	11	105	97	35	29
159	26	56	77	80	143	54	484	396	467	42
215	73	Not Disclosed	Not Disclosed	96	387	132	2,000	103	1,001	696
215	73			96	387	132	2,000	103	1,001	696
-	-			-	-	-	-	-	-	-
0	1	-	17	0	3	7	371	94	51	19

54	55	56	57	58	59	60	61	62	63	64
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
10060	10061	10062	10063	10064	10065	10066	10067	10068	10069	10070
JMF-Bldg. Shibuya 03	JMF-Bldg. Toyochō 01	OMO3 Tokyo Akasaka	JMF-Bldg. Nihombashi Hamacho 01	JMF-Bldg. Toyochō 02	JMF-Bldg. Sasazuka 01	JMF-Bldg. Ueno 01	JMF-Bldg. Yokohama 01	JMF-Bldg. Akasaka 01	JMF-Bldg. Kanda01	JMF-Bldg. Edogawabashi 01
291	261			243	266		390	101	112	94
251	226			184	241		344	93	93	84
40	34			58	25		46	8	19	9
67	86	Not Disclosed	Not Disclosed	224	77	Not Disclosed	205	32	31	26
26	27			29	25		26	12	9	8
10	18			68	20		118	4	5	5
2	7			45	3		3	4	3	1
0	1			1	1		0	0	0	0
26	30			79	27		56	10	12	9
224	175	60	217	18	189	183	184	68	81	67
20	32	21	27	46	18	33	18	5	6	7
203	142	39	189	△27	171	149	166	63	75	60
494	316			361	469		712	176	146	163
494	316	Not Disclosed	Not Disclosed	361	469	Not Disclosed	712	176	146	163
-	-			-	-		-	-	-	-
5	63	-	67	225	18	17	14	17	26	49

65	66	67	68	69	70	71	72	73	74	75
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
10071	10072	10073	10074	10075	10076	20002	20003	20004	20005	20006
JMF-Bldg. Higashi Nihombashi 01	JMF-Bldg. Ichigaya 01	JMF-Bldg. Hiroo 01	JMF-Bldg. Funabashi 01	JMF-Bldg. Akasaka 02	JMF-Residence Gakugeidaigaku	Kyoto Family	Kawaramachi OPA	AEON MALL Tsurumi Ryokuchi	AEON MALL Itami	Ario Otori
92	466	186	138	645	33	569	335	891	582	549
76	424	171	120	579	32	408	335	891	582	549
15	42	15	17	65	1	160	0	-	-	-
27	124	37	27	171	4	395	57	196	111	111
6	46	10	6	72	-	24	45	142	95	97
6	22	3	2	36	1	96	4	0	-	0
4	10	6	0	9	0	19	5	18	11	8
0	1	0	0	1	0	2	1	2	2	4
9	43	16	17	51	3	253	2	32	2	1
64	341	148	110	473	29	173	277	694	470	438
10	23	19	14	67	4	90	40	237	108	222
54	317	129	96	405	24	83	237	457	361	215
123	816	169	173	1,234	7	593	1,056	1,781	900	1,088
123	816	169	173	1,234	7	593	1,056	1,781	900	1,088
-	-	-	-	-	-	-	-	-	-	-
42	47	21	2	22	-	26	27	127	200	21

76	77	78	79	80	81	82	83	84	85	86
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
20007	20008	20009	20010	20011	20012	20013	20014	20015	20016	20017
AEON MALL Kobe Kita	Life Kishibe (Land with leasehold interest)	Life Shimodera (Land with leasehold interest)	Life Taiheiji (Land with leasehold interest)	G-Bldg. Shinsaibashi 01	Round1 Stadium Sennichimae (Land with leasehold interest)	G-Bldg. Shinsaibashi 02	Izumisano Shofudai (Land with leasehold interest)	Round1 Stadium Sakai Chuo Kanjyo	pivo Izumi Chuo	KAMISHIN PLAZA
401	51	56	48		240			82		316
401	51	56	48		240			82		242
-	-	-	-		-			-		73
94	4	5	2	Not Disclosed	20	Not Disclosed	Not Disclosed	16	Not Disclosed	170
78	4	4	2		19			14		17
-	-	-	-		-			-		42
8	-	-	-		-			-		18
3	0	0	0		0			0		0
3	0	0	0		0			0		91
306	46	51	45	44	219	151	95	66	141	145
125	-	-	-	2	-	6	-	12	52	46
181	46	51	45	42	219	144	95	54	89	98
405	113	94	81		320					228
405	113	94	81	Not Disclosed	320	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	228
-	-	-	-		-					-
16	-	-	-	6	-	-	-	-	12	51

87	88	89	90	91	92	93	94	95	96	97
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
20018	20019	20020	20021	20022	20023	20024	20025	20026	20027	20028
Round1 Kyoto Kawaramachi	G-Bldg. Shinsaibashi 03	Round1 Stadium Takatsuki	m-city Toyonaka	EDION Kyobashi (Land with leasehold interest)	JMF-Bldg. Abeno 01	JMF-Bldg. Umeda 01	G-Bldg. Shinsaibashi 04	JMF-Bldg. Kyoto Kawaramachi 01	JMF-Bldg. Midosuji 01	G-Bldg. Kobe Sannomiya 01
104		91			159	218	82	65		
104		91			135	198	75	54		
-		-			23	19	7	11		
23	Not Disclosed	13	Not Disclosed	Not Disclosed	48	51	20	20	Not Disclosed	Not Disclosed
22		12			10	18	6	5		
0		-			18	7	2	2		
-		0			0	2	0	-		
0		0			0	0	0	0		
0		0			18	23	10	11		
80	1,061	77	157	122	111	166	62	44	100	75
12	43	13	34	-	12	11	3	6	15	11
67	1,018	64	123	122	98	155	58	38	85	64
Not Disclosed	Not Disclosed	Not Disclosed	300	471	150	268	87	66	Not Disclosed	Not Disclosed
			300	471	150	268	87	66		
-		-	-	-	-	-	-	-		
-	66	-	-	-	5	10	1	-	10	12

98	99	100	101	102	103	104	105	106	107	108
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	68 days(Note 2)
20029	20030	20031	20032	20033	20034	20035	20036	20037	20038	20039
Round1 Sannomiya Station	G-Bldg. Midosuji 02	Twin 21	JMF-Bldg. Kitahama 01	JMF-Bldg. Osaka Fukushima 01	JMF-Bldg. Higobashi 01	Konami Sports Club Kyobashi	JMF-Bldg. Imabashi 01	JMF-Bldg. Nishi Hommachi 01	G-Bldg. Shinsaibashi 05	JMF-Residence Osaka Noda
		2,465	346	273	139		115	100		13
		2,164	292	234	122		98	87		12
		301	53	38	16		17	13		0
Not Disclosed	Not Disclosed	1,025	107	118	45	Not Disclosed	45	39	Not Disclosed	1
		197	23	24	13		12	9		-
		244	23	28	10		12	9		0
		183	16	31	3		5	5		-
		9	0	0	0		0	0		0
		390	43	33	16		13	14		0
65	246	1,440	238	154	93	86	70	60	231	11
7	5	354	56	19	20	15	12	10	2	4
58	241	1,086	181	135	73	70	57	50	229	7
Not Disclosed	Not Disclosed	3,792	593	494	191	Not Disclosed	189	184	Not Disclosed	0
		3,792	593	494	191		189	184		0
		-	-	-	-		-	-		-
-	-	389	1	25	-	4	0	5	-	-

109	110	111	112	113	114	115	116	117	118	119
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days
30001	30002	30003	30004	90001	90002	90003	90004	90005	90006	90007
AEON Yagoto	mozo wonder city	G-Bldg. Nagoya Sakae 01	Valor Kachigawa (Land with leasehold interest)	Nara Family	AEON MALL Sapporo Naebo	AEON Naha Shopping Center	Oyama Yuen Harvest Walk	AEON MALL Sapporo Hassamu	MrMax Nagasaki	Kaden sumairu kan YAMADA Fukuoka Shime Honten
124	3,368			1,854	367	369	834	570		
124	2,390			1,415	367	356	603	570		
0	977			438	-	12	231	-		
22	1,730			924	94	71	565	113		
14	171	Not Disclosed	Not Disclosed	75	51	30	36	88	Not Disclosed	Not Disclosed
-	347			194	-	0	103	-		
5	22			46	19	10	43	17		
1	6			4	2	1	1	2		
2	1,180			603	20	28	381	5		
101	1,637	15	65	930	272	297	268	456	87	158
12	601	5	-	353	74	64	193	175	7	39
89	1,036	10	65	577	198	232	74	280	80	119
502	2,480			4,346	654	2,118	970	573		
502	2,480	Not Disclosed	Not Disclosed	4,346	654	2,118	899	573	Not Disclosed	Not Disclosed
-	-			-	-	-	71	-		
-	51	-	-	129	24	24	51	58	-	5

120	121	122	123	124	125	126	127	128	129	
42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period	42nd period
181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	181 days	4 days(Note 3)	181 days
90008	90009	90010	90011	90012	90013	90014	90015	90016	90017	
Round1 Hiroshima	DFS T GALLERIA OKINAWA	G-Bldg. Sendai Ichibancho 01	G-Bldg. Naha- shintoshin 01	JMF-Bldg. Tenjin Nishi-dori 01	G-Bldg. Tenjin Nishi-dori 02	JMF-Bldg. Sendai 01	Dormy Inn Hakata Gion	JMF-Residence Chihaya	Karuizawa Commongrounds (land with leasehold interest)	Portfolio Total
119	551	89		127		310		110		39,674
119	551	89		112		265		104		33,921
-	0	-		15		45		6		5,753
13	72	7	Not Disclosed	30	Not Disclosed	120	Not Disclosed	19	Not Disclosed	12,954
11	25	5		11		26		0		3,482
-	-	-		4		32		4		2,463
0	2	-		2		3		6		1,130
0	2	0		0		1		0		123
0	42	1		12		57		6		5,755
106	478	82	181	97	99	189	96	91	0	26,720
19	139	6	17	7	5	24	14	18	-	5,807
86	338	75	164	89	94	165	81	72	0	20,913
Not Disclosed	-	102	Not Disclosed	234	Not Disclosed	430	Not Disclosed	25	Not Disclosed	59,045
	-	102		234		430		25		58,567
	-	-		-		-		-		477
2	5	-	-	4	-	15	-	24	-	3,270