

Translation

JAPAN METROPOLITAN FUND INVESTMENT CORPORATION SUMMARY OF FINANCIAL RESULTS FOR THE SIX MONTHS ENDED FEBRUARY 29, 2024

April 17, 2024

Name of issuer: Japan Metropolitan Fund Investment Corporation ("JMF")
 Stock exchange listing: Tokyo Stock Exchange
 Securities code: 8953
 Website: <https://www.jmf-reit.com/english/>
 Representative of JMF: Masahiko Nishida, Executive Director
 Name of asset manager: KJR Management
 Representative of the asset manager: Naoki Suzuki, Representative Director, President & CEO
 Contact: Keita Araki, Executive Officer, Head of Metropolitan Division
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 Scheduled date for filing of securities report: May 30, 2024
 Scheduled date for distributions payment: May 23, 2024
 Supplementary materials for financial results: Otherwise prepared
 Analyst meeting: Scheduled

(Amounts of less than one million yen are rounded down)

1. Financial results for the six months ended February 29, 2024 (September 1, 2023 to February 29, 2024)

(1) Operating results

(Percentages show period-on-period changes)

| | Operating revenues | | Operating income | | Ordinary income | | Net income | |
|--|---------------------|------|----------------------|------|--|------|--|------|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % |
| For the six months ended February 29, 2024 | 40,879 | -1.3 | 18,026 | -0.2 | 16,016 | -0.2 | 16,016 | -0.2 |
| August 31, 2023 | 41,405 | 0.2 | 18,054 | 0.9 | 16,052 | 0.5 | 16,051 | 0.5 |
| | Net income per unit | | Return on net assets | | Ratio of ordinary income to total assets | | Ratio of ordinary income to operating revenues | |
| | Yen | | % | | % | | % | |
| For the six months ended February 29, 2024 | 2,291 | | 2.6 | | 1.3 | | 39.2 | |
| August 31, 2023 | 2,296 | | 2.6 | | 1.3 | | 38.8 | |

(2) Distributions

| | Distributions (excluding distributions in excess of profit) | | Distributions in excess of profit | | Payout ratio | Ratio of distributions to net assets |
|--|--|-----------------|--------------------------------------|-----------------|--------------|--------------------------------------|
| | Per unit | Total | Per unit | Total | | |
| | Yen | Millions of yen | Yen | Millions of yen | % | % |
| For the six months ended February 29, 2024 | 2,270 | 15,865 | - | - | 99.1 | 2.5 |
| August 31, 2023 | 2,261 | 15,802 | - | - | 98.5 | 2.5 |

Note 1: Total distributions for the six months ended February 29, 2024 consist of retained earnings at the end of the period after reversal of retained earnings for temporary difference adjustment amounting to ¥371 million and provision of reserve for reduction entry of property amounting to ¥522 million.

Note 2: Total distributions for the six months ended August 31, 2023 consist of retained earnings at the end of the period after reversal of retained earnings for temporary difference adjustment amounting to ¥255 million and provision of reserve for reduction entry of property amounting to ¥505 million.

(3) Financial position

| | Total assets | Net assets | Ratio of net assets to total assets | Net asset value per unit |
|-------------------------|-----------------|-----------------|-------------------------------------|--------------------------|
| | Millions of yen | Millions of yen | % | Yen |
| As of February 29, 2024 | 1,248,078 | 625,358 | 50.1 | 89,476 |
| August 31, 2023 | 1,249,926 | 625,077 | 50.0 | 89,436 |

(4) Cash flows

| | Net cash provided by (used in) | | | Cash and cash equivalents at end of period |
|--|--------------------------------|----------------------|----------------------|--|
| | Operating activities | Investing activities | Financing activities | |
| | Millions of yen | Millions of yen | Millions of yen | Millions of yen |
| For the six months ended February 29, 2024 | 20,268 | (4,346) | (16,327) | 56,330 |
| August 31, 2023 | 20,290 | (11,002) | (16,193) | 56,735 |

2. Outlook for the six months ending August 31, 2024 (March 1, 2024 to August 31, 2024) and February 28, 2025 (September 1, 2024 to February 28, 2025)

(Percentages show period-on-period changes)

| | Operating revenues | | Operating income | | Ordinary income | | Net income | |
|---------------------------|--------------------|------|------------------|------|-----------------|------|-----------------|------|
| For the six months ending | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % |
| August 31, 2024 | 40,478 | -1.0 | 17,409 | -3.4 | 15,294 | -4.5 | 15,293 | -4.5 |
| February 28, 2025 | 40,700 | 0.5 | 17,597 | 1.1 | 15,435 | 0.9 | 15,434 | 0.9 |

| | Net income per unit | Distributions per unit (excluding distributions in excess of profit) | Distributions in excess of profit per unit |
|---------------------------|---------------------|---|---|
| For the six months ending | Yen | Yen | Yen |
| August 31, 2024 | 2,188 | 2,250 | - |
| February 28, 2025 | 2,208 | 2,266 | - |

Note: Total distributions for the six months ending August 31, 2024 consist of retained earnings after reversals of reserve for reduction entry of property amounting to ¥64 million, reserve for dividends amounting to ¥354 million and retained earnings for temporary difference adjustment amounting to ¥13 million. Total distributions for the six months ending February 28, 2025 consist of retained earnings after reversal of reserve for dividends amounting to ¥404 million.

3. Others

(1) Changes in accounting policies and accounting estimates or restatements

| | |
|---|--------|
| Changes in accounting policies due to accounting standards revision | : None |
| Changes in accounting policies due to other reasons | : None |
| Changes in accounting estimates | : None |
| Restatements | : None |

(2) Number of investment units issued

Number of investment units issued at the end of period (including own investment units):

| | |
|-------------------------|-----------------|
| As of February 29, 2024 | 6,989,091 units |
| As of August 31, 2023 | 6,989,091 units |

Number of own investment units at the end of period:

| | |
|-------------------------|---------|
| As of February 29, 2024 | 0 units |
| As of August 31, 2023 | 0 units |

Note: For the number of investment unit as a basis of calculation of net income per unit, please refer to per unit information on page 30.

Forward-looking Statements and Other Notes

Forward-looking statements in this presentation are based on the information currently available and certain assumptions we believe reasonable. Actual results may differ materially from the forward-looking statements in this presentation due to various factors. Furthermore, those statements do not guarantee the amount of future distributions.

For further information and assumptions regarding the forward-looking statements, please refer to “Assumptions Underlying the Forecast of Operation for the Fiscal Period Ending August 2024 (45th Fiscal Period: March 1, 2024 to August 31, 2024) and the Fiscal Period Ending February 2025 (46th Fiscal Period: September 1, 2024 to February 28, 2025)” on page 9 - 12.

1. State of operations

(1) State of operations

A. Operations during the period

i. Principal activities

Japan Metropolitan Fund Investment Corporation (“JMF”) was established under the Law Concerning Investment Trusts and Investment Corporations of Japan (Law No. 198 of 1951; as amended) on September 14, 2001. It was the first investment corporation in Japan to specifically target retail real estate assets. It was listed on the Real Estate Investment Trust (“REIT”) Section of the Tokyo Stock Exchange (securities code: 8953) on March 12, 2002.

After that, JMF effected an absorption-type merger (the “Merger”) effective on March 1, 2021 with JMF as the surviving corporation and MCUBS MidCity Investment Corporation (“MMI”) as the dissolving corporation and changed the corporation name from Japan Retail Fund Investment Corporation to Japan Metropolitan Fund Investment Corporation.

During the fiscal period ended on February 29, 2024, as in the previous fiscal year, JMF promoted asset replacement, one of growth strategies after the Merger, and acquired two properties and disposed of two properties (including partial disposition). JMF also acquired the additional investment units of a private residential REIT and the silent partnership interests.

As a result, the total assets managed by JMF at the end of the 44th fiscal period (fiscal period ended on February 29, 2024) amounted to 1,210.0 billion yen (the total acquisition price for 133 properties). The total acquisition price including investment securities such as the silent partnership interests related to Nagoya Lucent Tower and residences, the investment units of Nisshin Private Residential Reit, Inc., and the investment units of Hoosiers Private REIT Investment Corporation is 1,229.3 billion yen.

ii. Investment environment and results

(1) Investment environment

(Macroeconomic trends)

During this fiscal period, the Japanese economy as a whole continued to show signs of a gradual recovery amid a sense of transition from deflation to inflation, with expansion in corporate capital investment and recovering trends in personal consumption associated with wage increases. The quarter-on-quarter gross domestic product (GDP) growth rate was revised upward to +0.1% (+0.4% annualized) in the October to December 2023 quarter (secondary preliminary figures announced on March 11, 2024), while the consumer price index for February 2024, announced on March 22, 2024, was up 2.8% year on year.

In capital markets, the Nikkei Stock Average maintained upward momentum from early 2023, but experienced ups and downs from July onwards, affected by factors such as domestic and overseas interest rate trends and geopolitical risks in Ukraine, the Middle East, etc. Subsequently, it turned upward again after anticipation grew that the easing environment would continue in Japan even after an end to negative interest rates and exceeded the all-time high recorded during the period of the economic bubble for the first time in 34 years. The index stood at 39,166 yen at the end of February 2024, the end of the current period. In the J-REIT market, the Tokyo Stock Exchange REIT Index remained soft throughout the fiscal period due to concern over developments in domestic monetary policy and stood at 1,698 points at the end of February 2024, the end of this fiscal period. On the other hand, a sense of uncertainty over domestic monetary policy eased following the country’s end of negative interest rates in March, and as a result, there was a time when the index turned upward.

(Real estate trading market)

Although the amount of investment by overseas investors trended downward amid concerns over monetary policies in Japan and abroad, the acquisition environment continues to be severe, with investment appetite remaining strong, especially among domestic investors.

(Real estate leasing market)

In retail properties, sales continued to increase as domestic consumption and demand from inbound tourism recovered, and strong demand was also seen in the leasing market.

In offices, vacancy rates temporarily trended upward due to new office supply and the emergence secondary vacancies, but demand has remained firm with signs of economic recovery and increased relocation needs to improve building specifications and locations.

(2) Results

In this environment, JMF completed the acquisition of two new properties (JMF-Residence Machida, JMF-Residence Meiekinami), silent partnership interests whose trust assets are trust beneficiary rights in residences and the disposition of two properties (AEON MALL Tsurumi Ryokuchi (25% quasi-co-ownership interest), Round1 Sannomiya Station) in this fiscal period as part of its portfolio property replacement strategy. In addition, JMF acquired the additional investment units of Nisshin Private Residential Reit, Inc., a private residential REIT.

As a result, the assets managed by JMF at the end of the fiscal period totaled 133 properties with a total value of 1,210.0 billion yen on an acquisition price basis and 1,344.5 billion yen on an appraisal value basis. The total leasable area was 2,537,183.65 m² with the total number of tenants standing at 2,371, and the occupancy rate of the overall portfolio was 99.3%.

Primarily as a result of internal growth and decrease in cap rate for some existing properties compared to the end of the previous fiscal year, etc., the unrealized losses/gains ^(Note1) of the overall portfolio at the end of the fiscal period increased by 23.6 billion yen from the end of the previous fiscal period to 194.9 billion yen. Also, NAV per unit ^(Note2) at the fiscal period increased by 3,500 yen from the previous fiscal period to 115,100 yen.

Note1: "Unrealized losses/gains" is the difference between the appraisal value or researched value and book value of the individual property.

Note2: "NAV per unit" is calculated as (Net assets + Unrealized gains/losses - Total distributions) / investment units issued. (Amounts of less than one hundred yen are rounded down)

iii. Funding

To fund the repayment of 21.1 billion yen in existing loans that became due for repayment in the period, JMF borrowed 20.6 billion yen and repaid 500 million yen by cash on hand. JMF issued the 6th JMF Green Bond (6th Unsecured Investment Corporation Bond) in the amount of 3.5 billion yen to partially fund the acquisition of JMF-Residence Machida. In December 2023, JMF secured long-term borrowings of 4.0 billion yen to partially fund the redemption of the Investment Corporation Bond of 7.5 billion yen.

As a result, JMF's interest-bearing borrowings outstanding at the end of the fiscal period amounted to 550.1 billion yen, consisting of short-term borrowings of 500 million yen, long-term borrowings of 492.1 billion yen ^(Note 1) and investment corporation bonds of 57.5 billion yen ^(Note 2) (including Green Bonds ^(Note 3)).

Consequently, the ratio of long-term borrowings ^(Note 4), ratio of fixed interest rates ^(Note 5), and LTV ^(Note 6) were 99.9%, 96.4% and 44.1%, respectively, as at the end of the fiscal period.

Note 1: Long-term borrowings include borrowings that mature within a year.

Note 2: Investment corporation bonds include bonds that mature within a year.

Note 3: The issuance of Green Bonds must adhere to the International Capital Market Association's (ICMA) Green Bond Principles. Green Bonds are a type of bond instrument issued by corporations, investment funds, and municipalities to finance eligible "green projects" (environmentally-friendly investment projects).

Note 4: The ratio of long-term borrowings is calculated by dividing the total of long-term borrowings, investment corporation bonds by the interest-bearing borrowings.

Note 5: The ratio of fixed interest rates is calculated by dividing the total of fixed-rate debts (including debts, which the interest rates are fixed through interest rate swap agreements) and investment corporation bonds by the interest-bearing borrowings.

Note 6: LTV is calculated by dividing the total of interest-bearing borrowings by total assets.

iv. Results and distributions

The operating revenue for the period was 40,879 million yen, and operating income was 18,026 million yen after deducting operating expenses such as property taxes and asset management fees. Ordinary income was 16,016 million yen, and net income was 16,016 million yen.

With regard to distributions, in accordance with the distribution policy set forth in Article 26, Paragraph 1, Item 2 of the Articles of Incorporation, JMF intends to distribute in excess of 90% of distributable profit under Article 67-15, Paragraph 1 of the Special Taxation Measures Law of Japan (Law No. 26 of 1957; as amended).

From the fiscal period ended on August 31, 2017, reversal of the retained earnings for Temporary Difference Adjustments accompanying the partial revision of the "Rules on Real Estate Investment Trust and Real Estate Investment Corporations" made by The Investment Trusts Association, Japan, was started and it was decided to add the more than 31 million yen reversal amount onto the dividend.

In addition, with respect to the additional tax burden arising from the discrepancy between accounting treatment and tax treatment, JMF will reduce the accrual of income taxes by making distributions through the reversal of voluntary reserves (reserves for adjustment of temporary differences, etc. or reserves for dividends) and distributions in excess of earnings (distributions equivalent to the increase in allowance for adjustment of temporary differences, etc.).

In accordance with this distribution policy, it was decided to distribute, as a distribution of profit, a total of 15,865 million yen, calculated by adding 371 million yen of the reversal of retained earnings for temporary difference adjustments to, and deducting 522 million yen of the provision of reserve for reduction entry of property from, the unappropriated retained earnings at the end of the period of 16,016 million yen. As a result, distributions per unit amounted to 2,270 yen.

B. Outlook of next period

i. Outlook of overall operation

On a short-term basis, the economic fundamentals and corporate performance should continue to be closely monitored amid concerns over interest rates and currency fluctuations caused by domestic and foreign monetary policies, especially the pace of rate hikes in Japan and rate cut trends in the U.S. In the retail sector, demand is expected to continue recovering due to the recovery in inbound tourism as well as domestic consumption. In the office sector, demand is expected to continue, with continued moves to upgrade buildings and improve locations.

However, on a medium- to long-term basis, new need may arise for various usages in urban areas, as people's work styles, dwelling styles and consumption patterns are changing considerably. Thus, management capabilities that cover specific properties or specific areas and are not limited to existing applications and property categories are thought to be necessary.

ii. Earnings forecast

The following forecasts have been made regarding asset management operation in the fiscal period

ending August 2024 (45th fiscal period) and the fiscal period ending February 2025 (46th fiscal period).

Please refer to the “Assumptions Underlying the Forecast of Operation for the Fiscal Period Ending August 2024 (45th Fiscal Period: March 1, 2024 to August 31, 2024) and the Fiscal Period Ending February 2025 (46th Fiscal Period: September 1, 2024 to February 28, 2025)” on the following page for the assumptions of the forecast.

Note: The below forecasts are calculated based on current assumptions in light of currently available information and resources, and they are subject to change due to changes in the situation.

Fiscal Period Ending August 2024 (45th Fiscal Period: March 1, 2024 to August 31, 2024)

| | |
|------------------------|--------------------|
| Operating revenues | 40,478 million yen |
| Ordinary income | 15,294 million yen |
| Net income | 15,293 million yen |
| Distributions per unit | 2,250 yen |

Fiscal Period Ending February 2025 (46th Fiscal Period: September 1, 2024 to February 28, 2025)

| | |
|------------------------|--------------------|
| Operating revenues | 40,700 million yen |
| Ordinary income | 15,435 million yen |
| Net income | 15,434 million yen |
| Distributions per unit | 2,266 yen |

C. Material facts that occurred after the settlement of accounts

JMF decided on matters related to the repurchase of own investment units at a meeting of the board of directors held on April 17, 2024, as indicated below, based on Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (hereinafter referred to as the “Investment Trusts Act”) applied pursuant to Article 80-5, Paragraph 2 of the Investment Trusts Act. After the completion of the repurchasing of own investment units, JMF plans to cancel all repurchased own units in the Fiscal Period Ending August 31, 2024 (45th Fiscal Period).

1. Reasons for the repurchase of own investment units

As a result of comprehensively considering the price of JMF investment units, the state of funds in hand, the state of finances, and market conditions, JMF determined that enhancing investor returns by increasing investment efficiency through repurchasing and canceling own investment units would result in increased unitholder value in medium- to long-term.

2. Details of matters relating to the repurchase

| | |
|--|--|
| Total number of investment units to be repurchased | 15,000 units (maximum) |
| Total amount of investment units to be repurchased | 1,000 million yen(maximum) |
| Repurchase period | From April 18, 2024 to May 20, 2024 |
| Repurchase method | Market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company regarding repurchase of own investment units |

(Reference)

a. Acquisition of the property

JMF acquired or plans to acquire the assets after the closing date of the 44th fiscal year, as shown in the table below. (For details, please refer to the “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Residence Tenjimbashisuji 6-chome)” announced on December 14, 2022, the “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Residence Asakusabashi 3-chome)” announced on April 5, 2023, Notice Concerning Acquisition and Disposition of Trust Beneficiary Right in Real Estate in Japan (Acquisition: JMF-Residence Sakuranomiya, JMF-Residence Miyakojima, JMF-Residence Ebie, Disposition: Round1 Sannomiya Station)” announced on July 26, 2023, “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)” announced on February 7, 2024, and “Notice Concerning Acquisition of Asset in Japan (Silent partnership interests)” announced on March 22, 2024)

<Trust Beneficiary Right in Real Estate>

| Property name | Asset class | Location | Planned acquisition price (million yen) | Planned acquisition date |
|--|-------------|---------------------------------|---|------------------------------------|
| JMF-Residence Setagaya Mishuku (Trust beneficiary right in real estate) | Residence | Setagaya-ku, Tokyo | 3,050 | March 1, 2024 |
| JMF-Residence Shin-itabashi (Trust beneficiary right in real estate) | Residence | Itabashi-ku, Tokyo | 1,420 | March 1, 2024 |
| JMF-Residence Kuramae 2-chome (Trust beneficiary right in real estate) | Residence | Taito-ku, Tokyo | 3,070 | April 1, 2024 |
| JMF-Residence Kuramae Torigoe (Trust beneficiary right in real estate) | Residence | Taito-ku, Tokyo | 1,960 | April 1, 2024 |
| JMF-Residence Asakusabashi 3-chome (Trust beneficiary right in real estate) ^(Note 1) | Residence | Taito-ku, Tokyo | 4,320 | April 26, 2024 ^(Note 6) |
| JMF-Residence Sakuranomiya (Trust beneficiary right in real estate) ^(Note 2) | Residence | Miyakojima-ku, Osaka-shi, Osaka | 2,050 | April 30, 2024 |
| JMF-Residence Miyakojima (Trust beneficiary right in real estate) ^(Note 3) | Residence | Miyakojima-ku, Osaka-shi, Osaka | 1,470 | April 30, 2024 |
| JMF-Residence Tenjimbashisuji 6-chome (Trust beneficiary right in real estate) ^(Note 4) | Residence | Kita-ku, Osaka-shi, Osaka | 1,527 | May 31, 2024 |
| JMF-Residence Ebie (Trust beneficiary right in real estate) ^(Note 5) | Residence | Fukushima-ku, Osaka-shi, Osaka | 1,860 | April 30, 2025 |

Note 1: Under the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators,” the acquisition of the property is considered to be a “forward commitment, etc.” by an investment corporation. If JMF cannot meet its forward commitment, 20% of the expected purchase price shall be paid as a penalty for breach of contract.

The real estate appraiser valued the property at 4,530 million yen as of February 29, 2024.

Note 2: Under the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators,” the acquisition of the

property is considered to be a “forward commitment, etc.” by an investment corporation. If JMF cannot meet its forward commitment, 20% of the expected purchase price shall be paid as a penalty for breach of contract.

The real estate appraiser valued the property at 2,280 million yen as of March 31, 2024.

Note 3: Under the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators,” the acquisition of the property is considered to be a “forward commitment, etc.” by an investment corporation. If JMF cannot meet its forward commitment, 20% of the expected purchase price shall be paid as a penalty for breach of contract.

The real estate appraiser valued the property at 1,630 million yen as of March 31, 2024.

Note 4: Under the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators,” the acquisition of the property is considered to be a “forward commitment, etc.” by an investment corporation. If JMF cannot meet its forward commitment, 20% of the expected purchase price shall be paid as a penalty for breach of contract.

The real estate appraiser valued the property at 1,670 million yen as of February 29, 2024.

Note 5: Under the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators,” the acquisition of the property is considered to be a “forward commitment, etc.” by an investment corporation. If JMF cannot meet its forward commitment, 20% of the expected purchase price shall be paid as a penalty for breach of contract.

The real estate appraiser valued the property at 2,050 million yen as of February 29, 2024.

Note 6: The scheduled acquisition date will be changed from April 30, 2024 to April 26, 2024.

<Silent partnership interests>

| Asset name | Underlying assets | Investment price (million yen) | Equity interests acquisition date |
|---|---|--------------------------------|-----------------------------------|
| Godo Kaisha Sapphire 1 silent partnership interests | Trust beneficiary interests in residences such as ADVANCE Esaka Rasurer | 542 | March 27, 2024 |
| Godo Kaisha Sapphire 2 silent partnership interests | Trust beneficiary interests in residences such as ADVANCE Kyoto Detendu | 313 | March 27, 2024 |

b. Disposition of the property

JMF has entered into a transfer agreement, as shown in the table below on July 29, 2022. (For details, please refer to the “Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (AEON MALL Sapporo Naebo)” announced on July 20, 2022.)

| Property name | Asset class | Planned disposition price (million yen) | Completion date of contract | Planned disposition date | Purchaser |
|--|-------------|---|-----------------------------|---|---------------------------|
| AEON MALL Sapporo Naebo (Trust beneficiary right in real estate) | Retail | 9,300 | July 29, 2022 | 20% quasi-co-ownership: August 30, 2024 | Aeon Hokkaido Corporation |
| | | | | 20% quasi-co-ownership: February 28, 2025 | |
| | | | | 20% quasi-co-ownership: August 29, 2025 | |
| | | | | 40% quasi-co-ownership: February 27, 2026 | |

Note: Impact on profit and loss: In the 45th fiscal period (March 1, 2024 to August 31, 2024), a gain on sale of real estate, etc. of about 684 million yen will be recorded. In the 46th fiscal period (September 1, 2024 to February 28, 2025), a gain on sale of real estate, etc. of about 699 million yen will be recorded.

(2) Investment risk

There have not been any significant changes to the “Investment risk” in the most recent financial report (submitted on November 28, 2023) and hence, description of these matters is omitted.

Assumptions Underlying the Forecast of Operation for the Fiscal Period Ending August 2024 (45th Fiscal Period: March 1, 2024 to August 31, 2024) and the Fiscal Period Ending February 2025 (46th Fiscal Period: September 1, 2024 to February 28, 2025)

| Item | Assumption |
|-------------------|---|
| Accounting period | <ul style="list-style-type: none"> August 2024 (45th) Fiscal Period (March 1, 2024 to August 31, 2024) (184 days) February 2025 (46th) Fiscal Period (September 1, 2024 to February 28, 2025) (181 days) |
| Assets owned | <ul style="list-style-type: none"> We assume that 133 properties, four interests in silent partnership (<i>tokumei kumiai</i>), two kinds of investment units of domestic real estate investment corporations, and one of investment limited partnership interests as of February 29, 2024, plus acquisition and disposition under below will be under management. <p>August 2024 (45th) Fiscal Period (March 1, 2024 to August 31, 2024) (184 days)</p> <ul style="list-style-type: none"> Acquisition JMF-Residence Setagaya Mishuku, JMF-Residence Shin-itabashi, JMF-Residence Kuramae 2-chome, JMF-Residence Kuramae Torigoe, JMF-Residence Asakusabashi 3-chome, JMF-Residence Sakuranomiya, JMF-Residence Miyakojima, JMF-Residence Tenjimbashisuji 6-chome, Godo Kaisha Sapphire 1 silent partnership interests, Godo Kaisha Sapphire 2 silent partnership interests Disposition AEON MALL Sapporo Naebo (a 20% quasi-co-ownership of trust beneficiary right in real estate) <p>February 2025 (46th) Fiscal Period (September 1, 2024 to February 28, 2025) (181 days)</p> <ul style="list-style-type: none"> Disposition AEON MALL Sapporo Naebo (a 20% quasi-co-ownership of trust beneficiary right in real estate) <ul style="list-style-type: none"> Except the changes described above, we assume that no other (anticipated) changes (new property acquisitions and sales of owned properties etc., excluding reconstruction of current properties) of the acquisitions of new properties and dispositions of current portfolio properties, etc., will occur prior to the end of the February 2025 (46th) fiscal period. The actual number may vary according to the acquisitions of new properties and dispositions of current portfolio properties in the portfolio, etc. |
| Issue of units | <ul style="list-style-type: none"> The number of investment units issued at the end of the fiscal period is 6,989,091 units, assuming that there will not be any additional issuance of new investment units or repurchase/retirement of own investment units. The repurchase and cancellation of own investment units stated in "C. Material facts that occurred after the settlement of accounts " is not taken into account. |

| | |
|-----------------------|---|
| Interest-bearing debt | <ul style="list-style-type: none"> Interest-bearing debt as of February 29, 2024 stands at 550,145 million yen, the breakdown of which is short-term debts of 500 million yen and long-term debts of 492,145 million yen and investment corporation bonds (including Green Bonds) of 57,500 million yen. However, including the refinancing of the loan signed on March 22, 2024, and the new loan signed on April 17, 2024, which is scheduled to be executed on April 26 and 30, 2024, interest-bearing debt stands at 557,645 million yen, the breakdown of which is short-term debts of 4,000 million yen and long-term debts of 496,145 million yen and investment corporation bonds (including Green Bonds) of 57,500 million yen. Interest-bearing debt that will come due by the end of the February 2025 (46th) fiscal period amounts to 4,000 million yen in short-term borrowings, 42,650 million yen in long-term borrowings and 14,000 million yen in investment corporation bonds, but it is assumed that the entire amount will be procured through borrowings as the source of funds for repayment. |
| Operating revenues | <ul style="list-style-type: none"> With respect to gain on sales of property, we assume that gain on sales of property of 684 million yen in the disposition of AEON MALL Sapporo Naebo (a 20% quasi-co-ownership of trust beneficiary right in real estate) in the fiscal period ending August 2024 (45th) and 699 million yen in the disposition of AEON MALL Sapporo Naebo (a 20% quasi-co-ownership of trust beneficiary right in real estate) in the fiscal period ending February 2025 (46th) will be recorded. Rent and other operating revenues are calculated based on lease contracts in effect as of the date of this document. Rent levels and estimated rents for the portions of properties that are vacant are calculated taking into account negotiations with our tenants and other relevant factors that took place until the date of this document. We assume that there will be no arrears or nonpayment of rent by our tenants through the end of the February 2025 (46th) fiscal period. |

| | |
|--|---|
| <p>Operating expense (excluding goodwill amortization)</p> | <ul style="list-style-type: none"> • We assume property-related taxes of 3,724 million yen in August 2024 (45th) fiscal period respectively and 3,711 million yen in the February 2025 (46th) fiscal period. • With respect to property taxes, urban planning taxes and depreciable assets taxes (“taxes on property and equipment”) on properties owned by JMF, the tax amount assessed and payable for the corresponding accounting periods has been calculated as property-related expenses. However, should any need arise for settlement, such as a need to pay settlement amount for taxes on property and equipment, in relation to new property acquisitions to be made during the year in which the period falls (“amounts equivalent to taxes on property and equipment”), such amounts are taken into account in the acquisition cost of the properties and therefore are not recorded as expenses for the period. Therefore, with respect to taxes on property and equipment pertaining to the properties to be acquired in 2024 (JMF-Residence Setagaya Mishuku, JMF-Residence Shin-itabashi, JMF-Residence Kuramae 2-chome, JMF-Residence Kuramae Torigoe, JMF-Residence Asakusabashi 3-chome, JMF-Residence Sakuranomiya, JMF-Residence Miyakojima, JMF-Residence Tenjimbashisuji 6-chome), the tax amounts assessed and payable for the relevant accounting periods will be recorded as property-related expenses in 2025 and onwards. We have assumed that the amounts equivalent to taxes on property and equipment included in the acquisition costs of these properties are equivalent to 22 million yen in total. • We assume that repair and maintenance will be 830 million yen for the August 2024 (45th) fiscal period, and 872 million yen for the February 2025 (46th) fiscal period. However, repair and maintenance expenses may vary substantially from the estimate since such expenses may be incurred due to unforeseeable reasons. • We assume that depreciation will be 5,586 million yen for the August 2024 (45th) fiscal period, and 5,636 million yen for the February 2025 (46th) fiscal period. • We assume that outsourcing fees will be property management fees of 859 million yen for the August 2024 (45th) fiscal period, and 872 million yen for the February 2025 (46th) fiscal period, and facility management fees of 2,480 million yen for the August 2024 (45th) fiscal period, and 2,538 million yen for the February 2025 (46th) fiscal period. • We assume that we will incur losses of 75 million yen in the August 2024 (45th) fiscal period, and 114 million yen for the February 2025 (46th) fiscal period, respectively, on the disposal of property related to facility updates, etc. at each property. With respect to the loss on disposal of property described above, those losses related to properties whose estimated useful lives are determined to be subject to review as a result of the change in the estimate from an accounting perspective will be treated as depreciation. • Asset management fees are based on the assumption that the ongoing asset management fee structure of JMF will not be changed. |
|--|---|

| | |
|--|---|
| Goodwill amortization | <ul style="list-style-type: none"> We assume that the goodwill will be amortized over 20 years using the straight-line basis in accordance with the Accounting Standard for Business Combinations (Accounting Standards Board of Japan Statement No. 21 revised on January 16, 2019). We assume that goodwill amortization for the August 2024 (45th) fiscal period and the February 2025 (46th) fiscal period will be 401 million yen. |
| Non-operating expenses | <ul style="list-style-type: none"> We assume that non-operating expenses (including interest expense, loan-related costs, interest expenses on investment corporation bonds, etc.) will be 2,115 million yen for the August 2024 (45th) fiscal period, and 2,162 million yen for the February 2025 (46th) fiscal period. |
| Distributions per unit | <ul style="list-style-type: none"> The distributions per unit are determined in accordance with the cash distribution policy stipulated in the Articles of Incorporation of JMF. It is assumed that the distributions for the August 2024 (45th) fiscal period are calculated based on the assumptions that a total of 15,725 million yen (distributions per unit: 2,250 yen), consisting of retained earnings at the end of the period amounting to 15,293 million yen, plus reversal of reserve for reduction entry of property amounting to 354 million yen and reserve for temporary difference adjustment amounting to 13 million yen to avoid additional tax imposition resulting from inconsistencies between tax and accounting treatment, in addition, reversal of provision of reserve for reduction entry of property amounting to 64 million yen. It is assumed that the distributions for the February 2025 (46th) fiscal period are calculated based on the assumptions that a total of 15,839 million yen (distributions per unit: 2,266 yen), consist of retained earnings at the end of the period amounting to 15,434 million yen, plus reversal of reserve for reduction entry of property amounting to 404 million yen to avoid additional tax imposition resulting from inconsistencies between tax and accounting treatment. We assume that additional tax imposition resulting from inconsistencies between tax and accounting treatment will be avoided by reversing of retained earnings for temporary difference adjustments. |
| Distributions in excess of profit per unit | <ul style="list-style-type: none"> We do not plan to make distributions in excess of profits at this time. |
| Other | <ul style="list-style-type: none"> We assume that there will be no amendment of laws, accounting standards and the tax system in Japan that will impact the aforementioned forecasts and no unforeseen, significant changes will occur in general economic trends and property market movements in Japan. |

2. Financial information

(1) Balance sheets

(Thousands of yen)

| | As of | |
|--|----------------------|----------------------|
| | August 31, 2023 | February 29, 2024 |
| ASSETS | | |
| Current assets: | | |
| Cash and bank deposits | 37,370,321 | 34,754,524 |
| Cash and bank deposits in trust (Note 1) | 20,000,965 | 22,211,043 |
| Rent receivables | 1,039,176 | 993,527 |
| Advance payments to suppliers | 847,965 | 442,065 |
| Income taxes receivable | 64,467 | 75,213 |
| Other current assets | 1,603,319 | 1,658,405 |
| Total current assets | 60,926,215 | 60,134,780 |
| Non-current assets: | | |
| Property and equipment: | | |
| Buildings | 2,486,839 | 3,944,027 |
| Accumulated depreciation | (933,789) | (983,348) |
| Buildings, net | 1,553,050 | 2,960,679 |
| Building improvements | 66,137 | 85,985 |
| Accumulated depreciation | (36,194) | (37,752) |
| Building improvements, net | 29,943 | 48,233 |
| Furniture and fixtures | 21,364 | 28,684 |
| Accumulated depreciation | (17,158) | (17,614) |
| Furniture and fixtures, net | 4,205 | 11,070 |
| Land | 27,036,723 | 29,793,629 |
| Buildings in trust (Note 2) | 353,589,636 | 354,032,967 |
| Accumulated depreciation | (129,794,961) | (132,530,000) |
| Buildings in trust, net (Note 1) | 223,794,674 | 221,502,967 |
| Building improvements in trust (Note 2) | 12,401,784 | 12,057,229 |
| Accumulated depreciation | (5,390,598) | (5,386,649) |
| Building improvements in trust, net (Note 1) | 7,011,185 | 6,670,580 |
| Machinery and equipment in trust | 2,308,086 | 2,349,340 |
| Accumulated depreciation | (1,530,172) | (1,543,204) |
| Machinery and equipment in trust, net (Note 1) | 777,914 | 806,136 |
| Furniture and fixtures in trust (Note 2) | 5,394,826 | 5,399,524 |
| Accumulated depreciation | (3,722,695) | (3,771,805) |
| Furniture and fixtures in trust, net (Note 1) | 1,672,131 | 1,627,718 |
| Land in trust (Notes 1 and 2) | 884,746,656 | 879,743,365 |
| Construction in progress in trust (Note 1) | 845,496 | 907,536 |
| Total property and equipment | 1,147,471,982 | 1,144,071,916 |
| Intangible assets: | | |
| Goodwill | 14,043,051 | 13,641,821 |
| Leasehold rights in trust | 5,513,530 | 5,442,724 |
| Other intangible assets | 257,261 | 212,450 |
| Other intangible assets in trust | 55,443 | 48,420 |
| Total intangible assets | 19,869,287 | 19,345,417 |
| Investment and other assets: | | |
| Investment securities | 16,905,127 | 19,734,888 |
| Lease deposits in trust | 1,467,115 | 1,503,010 |
| Long-term prepaid expenses | 2,895,652 | 2,895,580 |
| Derivatives | 236,608 | 241,015 |
| Other investments | 1,036 | 1,046 |
| Total investment and other assets | 21,505,540 | 24,375,541 |
| Total non-current assets | 1,188,846,810 | 1,187,792,876 |
| Deferred assets: | | |
| Investment corporation bond issuance costs | 153,119 | 151,025 |
| Total deferred assets | 153,119 | 151,025 |
| TOTAL ASSETS | 1,249,926,145 | 1,248,078,682 |

(To be continued on the following page)

(Thousands of yen)

| | As of | |
|--|----------------------|----------------------|
| | August 31, 2023 | February 29, 2024 |
| LIABILITIES AND NET ASSETS | | |
| Current liabilities: | | |
| Accounts payable – operating | 4,863,376 | 4,523,480 |
| Short-term borrowings | 2,000,000 | 500,000 |
| Current portion of long-term bonds issued – unsecured | 14,500,000 | 14,000,000 |
| Current portion of long-term borrowings | 48,200,000 | 59,150,000 |
| Accounts payable – other | 37,341 | 37,371 |
| Accrued expenses | 2,207,115 | 2,186,540 |
| Income taxes payable | 605 | 605 |
| Consumption tax payable | 709,307 | 943,582 |
| Rent received in advance | 4,546,436 | 4,583,004 |
| Deposits received | 1,540,740 | 1,356,273 |
| Current portion of tenant leasehold and security deposits in trust | 68,065 | 68,065 |
| Derivatives liabilities | 112,552 | - |
| Other current liabilities | 110,876 | 76,337 |
| Total current liabilities | 78,896,417 | 87,425,259 |
| Non-current liabilities: | | |
| Long-term bonds issued – unsecured | 47,000,000 | 43,500,000 |
| Long-term borrowings | 438,945,000 | 432,995,000 |
| Tenant leasehold and security deposits | 1,680,864 | 1,714,861 |
| Tenant leasehold and security deposits in trust (Note 1) | 57,498,883 | 56,173,372 |
| Asset retirement obligations | 730,463 | 826,804 |
| Other non-current liabilities | 97,225 | 84,403 |
| Total non-current liabilities | 545,952,436 | 535,294,443 |
| TOTAL LIABILITIES | 624,848,854 | 622,719,703 |
| NET ASSETS | | |
| Unitholders' equity: | | |
| Unitholders' capital | 411,878,082 | 411,878,082 |
| Surplus: | | |
| Capital surplus | 202,855,188 | 202,855,188 |
| Deduction from capital surplus (Note 4) | (11,999,843) | (11,999,843) |
| Capital surplus, net | 190,855,344 | 190,855,344 |
| Voluntary reserve | | |
| Reserve for reduction entry of property | 1,153,619 | 1,658,833 |
| Reserve for dividends | 3,915,072 | 3,915,072 |
| Retained earnings for temporary difference adjustment (Note 5) | 640,675 | 384,982 |
| Total voluntary reserve | 5,709,367 | 5,958,888 |
| Retained earnings | 16,051,855 | 16,016,218 |
| Total surplus | 212,616,568 | 212,830,452 |
| Total unitholders' equity | 624,494,650 | 624,708,534 |
| Valuation and translation adjustments: | | |
| Net unrealized holding gains (losses) on investment securities | 346,032 | 409,429 |
| Deferred gains on hedges | 236,608 | 241,015 |
| Total valuation and translation adjustments | 582,640 | 650,444 |
| TOTAL NET ASSETS (Note 6) | 625,077,291 | 625,358,979 |
| TOTAL LIABILITIES AND NET ASSETS | 1,249,926,145 | 1,248,078,682 |

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(2) Statements of income and retained earnings

(Thousands of yen)

| | For the six months ended | |
|--|--------------------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Operating revenues | | |
| Rent and other operating revenues (Note 7) | 39,020,627 | 39,039,861 |
| Gain on sales of property (Note 8) | 2,026,138 | 1,434,210 |
| Dividend income | 358,539 | 405,248 |
| Total operating revenues | 41,405,305 | 40,879,319 |
| Operating expenses | | |
| Property-related expenses (Note 7) | 18,499,288 | 18,049,331 |
| Asset management fees | 3,762,769 | 3,696,365 |
| Custodian fees | 34,161 | 33,606 |
| General administration fees | 154,647 | 152,876 |
| Compensation for Directors | 5,782 | 5,782 |
| Amortization of goodwill | 401,230 | 401,230 |
| Other operating expenses | 492,776 | 513,751 |
| Total operating expenses | 23,350,655 | 22,852,943 |
| Operating income | 18,054,649 | 18,026,375 |
| Non-operating revenues | | |
| Interest income | 270 | 290 |
| Compensation income | 305 | - |
| Other non-operating revenues | 1,903 | 3,411 |
| Total non-operating revenues | 2,478 | 3,702 |
| Non-operating expenses | | |
| Interest expenses | 1,394,617 | 1,408,280 |
| Interest expenses on investment corporation bonds | 206,102 | 194,199 |
| Amortization of investment corporation bond issuance costs | 25,829 | 25,244 |
| Loan-related costs | 374,537 | 384,037 |
| Loss on retirement of non-current assets | 305 | - |
| Other non-operating expenses | 3,275 | 1,491 |
| Total non-operating expenses | 2,004,668 | 2,013,253 |
| Ordinary income | 16,052,460 | 16,016,823 |
| Income before income taxes | 16,052,460 | 16,016,823 |
| Income taxes | | |
| Current | 605 | 605 |
| Total income taxes | 605 | 605 |
| Net income | 16,051,855 | 16,016,218 |
| Unappropriated earnings at beginning of period | - | - |
| Retained earnings at the end of period | 16,051,855 | 16,016,218 |

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(3) Statements of changes in net assets

(Thousands of yen)

| | Unitholders' equity | | | | | | | | | | Valuation and translation adjustments | | | | |
|---|-------------------------------|-----------------|--------------------------------|----------------------|---|-----------------------|---|-------------------------|-------------------|---------------|---------------------------------------|--|--------------------------|---|------------------|
| | Surplus | | | | | | | | | | | | | | |
| | Voluntary reserve | | | | | | | | | | | | | | |
| | Unitholders' capital (Note 6) | Capital surplus | Deduction from capital surplus | Capital surplus, net | Reserve for reduction entry of property | Reserve for dividends | Retained earnings for temporary difference adjustment | Total voluntary reserve | Retained earnings | Total surplus | Total unitholders' equity | Net unrealized holding gains (losses) on investment securities | Deferred gains on hedges | Total valuation and translation adjustments | Total net assets |
| Balance as of February 28, 2023 | 411,878,082 | 202,855,188 | (11,999,843) | 190,855,344 | 1,160,420 | 3,915,072 | 834,795 | 5,910,288 | 15,964,846 | 212,730,479 | 624,608,562 | 279,415 | 334,020 | 613,435 | 625,221,997 |
| Changes during the period | | | | | | | | | | | | | | | |
| Reversal of reserve for reduction entry of property | - | - | - | - | (6,801) | - | - | (6,801) | 6,801 | - | - | - | - | - | - |
| Reversal of retained earnings for temporary difference adjustment | - | - | - | - | - | - | (194,119) | (194,119) | 194,119 | - | - | - | - | - | - |
| Cash distribution declared | - | - | - | - | - | - | - | - | (16,165,767) | (16,165,767) | (16,165,767) | - | - | - | (16,165,767) |
| Net income | - | - | - | - | - | - | - | - | 16,051,855 | 16,051,855 | 16,051,855 | - | - | - | 16,051,855 |
| Net changes of items other than unitholders' equity | - | - | - | - | - | - | - | - | - | - | - | 66,616 | (97,411) | (30,794) | (30,794) |
| Total changes during the period | - | - | - | - | (6,801) | - | (194,119) | (200,920) | 87,008 | (113,911) | (113,911) | 66,616 | (97,411) | (30,794) | (144,706) |
| Balance as of August 31, 2023 | 411,878,082 | 202,855,188 | (11,999,843) | 190,855,344 | 1,153,619 | 3,915,072 | 640,675 | 5,709,367 | 16,051,855 | 212,616,568 | 624,494,650 | 346,032 | 236,608 | 582,640 | 625,077,291 |
| Changes during the period | | | | | | | | | | | | | | | |
| Provision of reserve for reduction entry of property | - | - | - | - | 505,214 | - | - | 505,214 | (505,214) | - | - | - | - | - | - |
| Reversal of retained earnings for temporary difference adjustment | - | - | - | - | - | - | (255,693) | (255,693) | 255,693 | - | - | - | - | - | - |
| Cash distribution declared | - | - | - | - | - | - | - | - | (15,802,334) | (15,802,334) | (15,802,334) | - | - | - | (15,802,334) |
| Net income | - | - | - | - | - | - | - | - | 16,016,218 | 16,016,218 | 16,016,218 | - | - | - | 16,016,218 |
| Net changes of items other than unitholders' equity | - | - | - | - | - | - | - | - | - | - | - | 63,396 | 4,407 | 67,803 | 67,803 |
| Total changes during the period | - | - | - | - | 505,214 | - | (255,693) | 249,520 | (35,636) | 213,884 | 213,884 | 63,396 | 4,407 | 67,803 | 281,688 |
| Balance as of February 29, 2024 | 411,878,082 | 202,855,188 | (11,999,843) | 190,855,344 | 1,658,833 | 3,915,072 | 384,982 | 5,958,888 | 16,016,218 | 212,830,452 | 624,708,534 | 409,429 | 241,015 | 650,444 | 625,358,979 |

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(4) Statements of cash distributions

| | | (Yen) | |
|-----|--|--------------------------|-------------------|
| | | For the six months ended | |
| | | August 31, 2023 | February 29, 2024 |
| I | Retained earnings at the end of period | 16,051,855,740 | 16,016,218,886 |
| II | Reversal of voluntary reserve | | |
| | <i>Reversal of retained earnings for temporary difference adjustment (Note 9 in section (8) below)</i> | 255,693,810 | 371,477,630 |
| III | Cash distribution declared | 15,802,334,751 | 15,865,236,570 |
| | <i>(Cash distribution declared per unit)</i> | <i>(2,261)</i> | <i>(2,270)</i> |
| IV | Voluntary reserve | | |
| | <i>Reserve for reduction entry of property</i> | 505,214,799 | 522,459,946 |
| IV | Retained earnings carried forward | - | - |

For the six months ended August 31, 2023:

In accordance with the distribution policy in the JMF's article of incorporation 26, Paragraph 1, Item 2, which stipulates to make distributions in excess of 90% of distributable profit as defined in Article 67-15, Paragraph 1 of the Special Taxation Measures Act of Japan for the fiscal period, a total of cash distributions declared for the six months ended August 31, 2023 amounting to ¥15,802,334,751 consisted of all of the retained earnings at the end of the period after reversal of retained earnings for temporary difference adjustment amounting to ¥255,693,810 and provision of reserve for reduction entry of property amounting to ¥505,214,799. As a result, distribution per unit amounted to ¥2,261. JMF generally does not make distributions in excess of profit prescribed in the article of incorporation 26, Paragraph 2.

For the six months ended February 29, 2024:

In accordance with the distribution policy in the JMF's article of incorporation 26, Paragraph 1, Item 2, which stipulates to make distributions in excess of 90% of distributable profit as defined in Article 67-15, Paragraph 1 of the Special Taxation Measures Act of Japan for the fiscal period, a total of cash distributions declared for the six months ended February 29, 2024 amounting to ¥15,865,236,570 consisted of all of the retained earnings at the end of the period after reversal of retained earnings for temporary difference adjustment amounting to ¥371,477,630 and provision of reserve for reduction entry of property amounting to ¥522,459,946. As a result, distribution per unit amounted to ¥2,270. JMF generally does not make distributions in excess of profit prescribed in the article of incorporation 26, Paragraph 2.

(5) Statements of cash flows

(Thousands of yen)

| | For the six months ended | |
|---|---------------------------------|--------------------------|
| | August 31, 2023 | February 29, 2024 |
| Cash Flows from Operating Activities: | | |
| Income before income taxes | 16,052,460 | 16,016,823 |
| Adjustments to reconcile income before income taxes to net cash provided by operating activities: | | |
| Depreciation | 5,826,368 | 5,709,313 |
| Amortization of goodwill | 401,230 | 401,230 |
| Amortization of investment corporation bond issuance costs | 25,829 | 25,244 |
| Gain on sales of property | (2,026,138) | (1,434,210) |
| Loss on retirement of non-current assets | 68,271 | 161,389 |
| Interest income | (270) | (290) |
| Interest expenses | 1,600,720 | 1,602,480 |
| Changes in assets and liabilities: | | |
| (Increase) decrease in rent receivables | 119,531 | 45,645 |
| (Increase) decrease in income taxes receivable | (11,022) | (10,746) |
| (Increase) decrease in long-term prepaid expenses | (493,620) | 72 |
| Increase (decrease) in accounts payable - operating | 303,207 | (659,786) |
| Increase (decrease) in consumption tax payable | (67,287) | 234,275 |
| Increase (decrease) in accounts payable - other | (5,697) | 3,274 |
| Increase (decrease) in accrued expenses | 37,376 | (22,057) |
| Increase (decrease) in rent received in advance | 90,082 | 36,567 |
| Increase (decrease) in deposits received | 196,165 | (126,695) |
| Other, net | (261,093) | (110,530) |
| Sub total | 21,856,114 | 21,871,998 |
| Interest received | 270 | 290 |
| Interest expenses paid | (1,565,073) | (1,602,865) |
| Income taxes paid | (605) | (605) |
| Net cash provided by operating activities | 20,290,705 | 20,268,818 |
| Cash Flows from Investing Activities: | | |
| Purchase of property and equipment | (15,718) | (3,835,292) |
| Proceeds from sales of property and equipment | 2,598,668 | - |
| Payments for sales of property and equipment | - | (17,160) |
| Purchase of property and equipment in trust | (20,106,306) | (6,309,268) |
| Deposit for purchase of property and equipment in trust | (442,065) | - |
| Proceeds from sales of property and equipment in trust | 8,489,246 | 10,135,715 |
| Payments for sales of property and equipment in trust | (23,760) | (58,980) |
| Purchase of intangible assets | (6,675) | (3,245) |
| Purchase of intangible assets in trust | (539,620) | (10,712) |
| Proceeds from sales of intangible assets in trust | - | 65,062 |
| Payments of tenant leasehold and security deposits | (202,940) | (22,898) |
| Proceeds from tenant leasehold and security deposits | 30,000 | 69,445 |
| Payments of tenant leasehold and security deposits in trust | (1,121,757) | (2,530,639) |
| Proceeds from tenant leasehold and security deposits in trust | 1,343,616 | 973,055 |
| Payments of lease deposits in trust | - | (56,609) |
| Proceeds from lease deposits in trust | - | 20,714 |
| Purchase of investment securities | (1,004,836) | (2,766,133) |
| Payments for restricted bank deposits in trust | - | (6) |
| Other expenditures | - | (10) |
| Net cash used in investing activities | (11,002,147) | (4,346,963) |
| Cash Flows from Financing Activities: | | |
| Proceeds from short-term borrowings | 1,000,000 | 2,200,000 |
| Repayments of short-term borrowings | (5,200,000) | (3,700,000) |
| Proceeds from long-term borrowings | 32,100,000 | 22,400,000 |
| Repayments of long-term borrowings | (23,900,000) | (17,400,000) |
| Proceeds from issuance of investment corporation bonds | 3,974,447 | 3,476,849 |
| Redemption of investment corporation bonds | (8,000,000) | (7,500,000) |
| Distribution payments | (16,167,780) | (15,804,429) |
| Net cash used in financing activities | (16,193,333) | (16,327,580) |
| Net change in cash and cash equivalents | (6,904,774) | (405,726) |
| Cash and cash equivalents at the beginning of period | 63,640,538 | 56,735,763 |
| Cash and cash equivalents at the end of period (Note 10) | 56,735,763 | 56,330,037 |

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(6) Note relating to going concern assumption

Not applicable.

(7) Summary of significant accounting policies

(a) Securities

Investment securities for which market quotations are available are stated at fair value, with net unrealized gains or losses reported in a separate component of net assets. Costs of securities sold are determined by the moving average method.

Non-marketable investment securities are stated at cost determined by the moving average method. Investments in Tokumei Kumiai (silent partnership) and investment limited partnership are accounted for by using the equity method of accounting.

(b) Property and equipment

Property and equipment is recorded at cost. Depreciation of property and equipment, except for land, is calculated on a straight-line basis over the estimated useful lives of the assets as stated below:

| | |
|---|------------|
| Buildings, Buildings in trust | 2-65 years |
| Building improvements, Building improvements in trust | 2-60 years |
| Machinery and equipment, Machinery and equipment in trust | 2-17 years |
| Furniture and fixtures, Furniture and fixtures in trust | 2-20 years |

(c) Intangible assets

Intangible assets are amortized on a straight-line basis.

Goodwill is amortized on a straight-line basis over 20 years.

(d) Leased assets

Finance lease transactions that do not transfer ownership of the leased property to the lessee, are capitalized and depreciated on a straight-line basis, assuming no residual value, over the lease term.

(e) Long-term prepaid expenses

Long-term prepaid expenses are amortized on a straight-line basis.

(f) Investment unit issuance costs

Investment unit issuance costs are capitalized and amortized on a straight-line basis over three years.

(g) Investment corporation bond issuance costs

Investment corporation bond issuance costs are capitalized and amortized on a straight-line basis over the maturity period of the bonds issued.

(h) Revenue recognition

The content of the performance obligations regarding revenue arising from contracts with customers of JMF and the normal point in time when satisfying such performance obligations (normal point in time when recognizing revenues) are mainly as follows:

(1) Sale of property

Revenue from sale of property is recognized when the purchaser, which is a customer, acquires control of the property by fulfilling the delivery obligations stipulated in the sale contract of the property.

(2) Common area charges

For common area charges, revenue is recognized based on the supply of electricity, water, etc., to the lessee, which is a customer, in accordance with the terms of the lease agreement of properties and accompanying agreements. Of the utilities revenue, when JMF is deemed to be an agent in the transaction, the net amount obtained by deducting the amount paid to other related parties supplying electricity, water, etc., from the amount received as the charges for electricity, water, etc., is recognized as revenue.

(i) Taxes on property and equipment

Property and equipment are subject to various taxes, such as property taxes and urban planning taxes on annual basis. An owner of a property is registered in the record maintained by the local government in each jurisdiction, and such taxes are imposed on the owner registered in the record as of January 1st of each year based on the assessment made by the local government.

Under the above tax rules, a seller of a property at the time of disposal is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is reimbursed by the purchaser for these accrued tax liabilities and the amount of settlement reflects this adjustment. For the purchaser, a portion of such taxes calculated from the acquisition date to the end of the calendar year is capitalized as a cost of the property in accordance with accounting principles and practices generally accepted in Japan ("Japanese GAAP"). In subsequent calendar years, half of such taxes on property and equipment for each calendar year are charged as operating expenses in each fiscal period.

Taxes on property and equipment capitalized amounted to ¥38,209 thousand and ¥758 thousand for the six months ended August 31, 2023 and February 29, 2024, respectively.

(j) Hedge accounting

In accordance with JMF's risk management policy and its internal rules, JMF conducts derivative transactions for the purpose of hedging risks that are prescribed in JMF's article of incorporation. JMF hedges fluctuations in interest rates of borrowings through the use of interest rate swaps as hedging instruments and deferred hedge accounting is generally used for such interest rate swaps. The hedge effectiveness of the interest rate swaps is assessed by comparing the cumulative changes in the cash flows of the hedging instruments and the hedged items.

JMF applies, however, the special treatment provided under Japanese GAAP for the interest rate swaps which qualify for hedge accounting and meet specific criteria, under which only the interest received or paid under such swap contracts is recognized and added to or reduced from any interest earned or incurred on the hedged asset or liability as appropriate, and the fair value of the interest rate swaps is not required to be evaluated separately. The assessment of hedge effectiveness is not performed when the interest rate swaps meet the specific criteria required for such special treatment.

(k) Cash and cash equivalents

Cash and cash equivalents consist of cash, demand deposits, and short-term investments which are highly liquid and readily convertible into cash, have a low risk of price fluctuation, and mature within three months from the date of acquisition.

(l) Accounting treatment of trust beneficiary interests in real estate trusts

Trust beneficiary interests in real estate trusts are commonly utilized to obtain ownership in commercial properties in Japan, through which JMF holds all of its real estate. Assets and liabilities with respect to assets in trust, as well as all income generated and expenses incurred with respect to assets in trust, are recorded in the relevant accounts in the balance sheet and statement of income and retained earnings of JMF in proportion to the percentage interest that such trust beneficiary interest represents.

Certain material assets or liabilities in trust listed below are, however, presented separately in the balance sheets.

- (1) Cash and bank deposits in trust
- (2) Buildings in trust, Building improvements in trust, Machinery and equipment in trust, Furniture and fixtures in trust, Land in trust and Construction in progress in trust
- (3) Leasehold rights in trust
- (4) Other intangible assets in trust
- (5) Lease deposits in trust
- (6) Tenant leasehold and security deposits in trust

(8) Notes to financial information

Note 1 — Collateral

The carrying amounts of assets stated below were pledged as collateral to secure tenant leasehold and security deposits in trust totaling ¥15,754,775 thousand and ¥15,322,665 thousand as of August 31, 2023 and February 29, 2024, respectively.

(Thousands of yen)

| | As of | |
|-----------------------------------|-----------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Cash and bank deposits in trust | 635,524 | 635,530 |
| Buildings in trust | 46,537,837 | 44,827,254 |
| Building improvements in trust | 1,924,263 | 1,654,671 |
| Machinery and equipment in trust | 182,872 | 168,263 |
| Furniture and fixtures in trust | 420,425 | 401,513 |
| Land in trust | 123,961,028 | 123,961,028 |
| Construction in progress in trust | 5,340 | 1,740 |
| Total | 173,667,292 | 171,650,002 |

Certain lands and buildings included in the above table were pledged as collateral to secure a former owner's payment of retirement benefit obligations for amounts of ¥350,000 thousand as of August 31, 2023 and February 29, 2024 or a co-owner's payment of tenant leasehold and security deposits for amounts of ¥133,035 thousand and revolving mortgages at a maximum ¥558,872 thousand as of August 31, 2023 and February 29, 2024.

Note 2 — Reduction entry of property

Certain properties were acquired by government subsidies received or through exchange. The acquisition costs of such properties were reduced as follows:

(Thousands of yen)

| | As of | |
|---|-----------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Acquired by government subsidies | | |
| Buildings in trust | 336,589 | 336,589 |
| Building improvements in trust | 424 | 424 |
| Furniture and fixtures in trust | 495 | 495 |
| Total | 337,509 | 337,509 |
| Land in trust acquired through exchange | 450,559 | 450,559 |

Note 3 — Credit facilities and commitment lines

As of August 31, 2023 and February 29, 2024, JMF entered into credit facilities and committed lines of credit as follows:

(Thousands of yen)

| | As of | |
|---|-----------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Credit facilities | | |
| Total amount of credit facilities | 54,500,000 | 54,500,000 |
| Borrowings drawn down | - | - |
| Unused credit facilities | 54,500,000 | 54,500,000 |
| Commitment lines | | |
| Total amount of committed lines of credit | 75,000,000 | 75,000,000 |
| Borrowings drawn down | - | - |
| Unused committed lines of credit | 75,000,000 | 75,000,000 |

Note 4 — Retirement of own investment units

JMF retired its own investment units as follows:

| | As of | |
|---|-----------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Total number of own investment units retired | 64,715 units | 64,715 units |
| Total amount of retirement (Thousands of yen) | 11,999,843 | 11,999,843 |

Note 5 — Retained earnings for temporary difference adjustment

Movements of retained earnings for temporary difference adjustment are as follows:

For the six months ended August 31, 2023

(Thousands of yen)

| | Initial amount | Balance at beginning of the period | Provision | Reversal | Balance at end of the period | Reason for provision or reversal |
|--------------------------------------|----------------|------------------------------------|-----------|-----------|------------------------------|----------------------------------|
| Reserve for dividends ⁽ⁱ⁾ | 3,138,254 | 834,795 | - | (194,119) | 640,675 | Appropriation for dividends |

For the six months ended February 29, 2024

(Thousands of yen)

| | Initial amount | Balance at beginning of the period | Provision | Reversal | Balance at end of the period | Reason for provision or reversal |
|--------------------------------------|----------------|------------------------------------|-----------|-----------|------------------------------|----------------------------------|
| Reserve for dividends ⁽ⁱ⁾ | 3,138,254 | 640,675 | - | (255,693) | 384,982 | Appropriation for dividends |

Note:

- (i) The retained earnings for temporary difference adjustment was transferred from reserve for dividends which was derived from negative goodwill and will be reversed in forthcoming periods by equal to or more than initial amount divided by 50 years.

Note 6 — Net assets

(1) Number of investment units

| | As of | |
|------------------------|------------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Authorized | 16,000,000 units | 16,000,000 units |
| Issued and outstanding | 6,989,091 units | 6,989,091 units |

- (2) JMF is required to maintain net assets of at least ¥50,000 thousand in accordance with the Act on Investment Trusts and Investment Corporations of Japan.

Note 7 — Analysis of rent and other operating revenues and property-related expenses

Rent and other operating revenues and property-related expenses for the six months ended August 31, 2023 and February 29, 2024 consist of the following:

(Thousands of yen)

| | For the six months ended | |
|---|--------------------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Rent and other operating revenues: | | |
| Rent revenue | 34,240,758 | 34,620,905 |
| Common area charges | 2,289,809 | 1,969,914 |
| Other | 2,490,059 | 2,449,040 |
| Total rent and other operating revenues | 39,020,627 | 39,039,861 |
| Property-related expenses: | | |
| Property management fees | 873,008 | 906,758 |
| Facility management fees | 2,477,448 | 2,482,357 |
| Utilities | 2,864,459 | 2,405,564 |
| Property-related taxes | 3,624,242 | 3,585,030 |
| Repair and maintenance | 872,121 | 898,722 |
| Insurance | 77,970 | 79,310 |
| Trust fees | 54,161 | 53,819 |
| Rent expense | 804,714 | 805,531 |
| Other | 1,001,219 | 1,006,347 |
| Depreciation | 5,781,976 | 5,664,502 |
| Loss on retirement of non-current assets | 67,966 | 161,389 |
| Total property-related expenses | 18,499,288 | 18,049,331 |
| Operating income from property leasing activities | 20,521,339 | 20,990,529 |

Note 8 — Analysis of gain on sales of property

Analysis of gain on sales of property is as follows:

(Thousands of yen)

| | For the six months ended | | |
|--------------------------------|---|--------------------------|--------------------------|
| | August 31, 2023 | | |
| | LIFE Kishibe (Land with leasehold interest) | Round1 Stadium Takatsuki | G-Bldg. Minami Aoyama 02 |
| Sales of property | 2,600,000 | 3,320,000 | 5,383,311 |
| Costs of sales of property | 1,942,759 | 1,877,779 | 5,161,595 |
| Other sales expenses | 18,491 | 72,848 | 203,698 |
| Gain on sales of property, net | 638,748 | 1,369,372 | 18,017 |

(Thousands of yen)

| | For the six months ended | |
|--------------------------------|---|--------------------------|
| | February 29, 2024 | |
| | AEON MALL Tsurumi Ryokuchi (25% quasi-co-ownership) | Round1 Sannomiya Station |
| Sales of property | 6,400,000 | 3,800,000 |
| Costs of sales of property | 5,526,524 | 3,169,387 |
| Other sales expenses | 43,045 | 26,832 |
| Gain on sales of property, net | 830,429 | 603,780 |

Note 9 — Provision of retained earnings for temporary difference adjustment

JMF transferred all of remaining reserve for dividends amounting to ¥3,138,254,927 as of February 28, 2017 which was derived from negative goodwill to retained earnings for temporary difference adjustment by applying Article 3 of the Supplementary Provision of the Ordinance on Accountings of Investment Corporations (Cabinet Office Ordinance No. 27 of 2015) in the statements of cash distributions for the six months ended February 28, 2017. The retained earnings for temporary difference adjustment are required to be reversed in or after the six months ended August 31, 2017 by equal to or more than initial amount divided by 50 years (equal to or more than ¥31,382,550 for each fiscal period).

JMF reversed ¥255,693,810 and ¥371,477,630 of retained earnings for temporary difference adjustment for the six months ended August 31, 2023 and February 29, 2024, respectively.

Note 10 — Cash and cash equivalents

Cash and cash equivalents shown in the statements of cash flows consist of the following:

(Thousands of yen)

| | As of | |
|--|-----------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Cash and bank deposits | 37,370,321 | 34,754,524 |
| Cash and bank deposits in trust | 20,000,965 | 22,211,043 |
| Restricted bank deposits in trust ⁽ⁱ⁾ | (635,524) | (635,530) |
| Cash and cash equivalents | 56,735,763 | 56,330,037 |

Note:

(i) The usage of the bank deposits in trust is restricted to repayments of tenant leasehold and security deposits.

Note 11 — Leases**(a) Lease rental revenues**

JMF leases its properties to retail tenants. Future minimum rental revenues pursuant to existing rental contracts as of August 31, 2023 and February 29, 2024 (exclusive of the recovery of utility and other charges) scheduled to be received are summarized as follows:

(Thousands of yen)

| | As of | |
|---------------------|-----------------|-------------------|
| | August 31, 2023 | February 29, 2024 |
| Due within one year | 23,210,464 | 25,644,290 |
| Due after one year | 107,343,551 | 150,598,539 |
| Total | 130,554,016 | 176,242,830 |

(b) Lease commitments

Finance lease transactions that do not transfer ownership of the leased property to the lessee, are capitalized and depreciated on a straight-line basis, assuming no residual value, over the lease term. Such capitalized leased properties are furniture and fixtures in trust.

Note 12 — Financial instruments**(a) Qualitative information for financial instruments****(i) Policy for financial instrument transactions**

JMF raises funds through borrowings, issuance of investment corporation bonds, or issuance of investment units, for the purpose of the acquisition of real estate properties, payment of expenditures on property maintenance and/or repayment of existing debt. Surplus funds are managed carefully by investing in financial instruments that meet JMF's investment policy in terms of liquidity and safety in light of the current financial market conditions. Derivative transactions are carried out only for hedging purposes and not for the speculative purposes.

(ii) Nature and extent of risks arising from financial instruments and risk management

The funds raised through borrowings or investment corporation bonds are mainly used to acquire real estate properties or properties in trust, and for the repayment of existing borrowings or the redemption of investment corporation bonds. Although borrowings with floating interest rate are subject to fluctuations in market interest rates, JMF maintains an appropriate level of liabilities ratio in order to manage its exposure to the potential rise in market interest rates. In addition, a certain portion of long-term borrowings with floating interest rates is hedged by derivatives (interest rate swaps) as hedging instruments. The hedge effectiveness of the interest rate swaps is assessed by comparing the cumulative changes in the cash flows of the hedging instruments and the hedged items. When the interest rate swaps meet specific criteria required for the special treatment provided under Japanese GAAP, the assessment of hedge effectiveness is not performed. In accordance with JMF's risk management policy and internal rules, JMF uses derivative instruments for the purpose of hedging risks that are prescribed in JMF's articles of incorporation.

Investment securities are investments in Tokumei Kumiai (silent partnership), investment limited partnership or private placement REIT. Although these investments are subject to fluctuations in real estate prices or interest rates, JMF regularly monitors the values of the investments and financial position of the issuers, etc.

Liquidity risks relating to borrowings and investment corporation bonds are managed by preparing monthly plans for funds, maintaining high liquidity and entering into credit facility agreements and commitment line agreements.

(iii) Supplemental information on fair value of financial instruments

The fair value of financial instruments is estimated using valuation techniques which contain various assumptions. If other valuation models or assumptions were used, the estimated value may differ. In addition, notional amounts relating to derivatives shown in "Note 14—Derivatives" do not, by themselves, represent the market risk exposure associated with the derivative transactions.

(b) Matters concerning the fair value, etc. of financial instruments

The following table shows the carrying amounts, fair value and valuation differences of financial instruments for which fair value is available as of August 31, 2023 and February 29, 2024. Information on cash and bank deposits, those in trust and short-term borrowings, is omitted because the carrying amounts approximate their fair value due to their short maturities. Also, information on tenant leasehold and security deposits, and those in trust, are omitted as the amounts are immaterial.

| | As of August 31, 2023 | | | As of February 29, 2024 | | |
|---|-----------------------|-------------|-------------|-------------------------|-------------|-------------|
| | Carrying amounts | Fair value | Difference | Carrying amounts | Fair value | Difference |
| (1) Investment securities | | | | | | |
| Other investment securities | 7,470,186 | 7,470,186 | - | 8,797,471 | 8,797,471 | - |
| Total assets | 7,470,186 | 7,470,186 | - | 8,797,471 | 8,797,471 | - |
| (1) Current portion of long-term bonds issued - unsecured | 14,500,000 | 14,509,067 | 9,067 | 14,000,000 | 14,015,330 | 15,330 |
| (2) Current portion of long-term borrowings | 48,200,000 | 48,273,232 | 73,232 | 59,150,000 | 59,216,739 | 66,739 |
| (3) Long-term bonds issued - unsecured | 47,000,000 | 46,752,395 | (247,605) | 43,500,000 | 43,102,342 | (397,657) |
| (4) Long-term borrowings | 438,945,000 | 430,553,338 | (8,391,661) | 432,995,000 | 424,464,408 | (8,530,591) |
| Total liabilities | 548,645,000 | 540,088,034 | (8,556,965) | 549,645,000 | 540,798,820 | (8,846,179) |
| Derivatives (derivatives liabilities), net | 236,608 | 236,608 | - | 241,015 | 241,015 | - |

Note (i): The methods and assumptions used to estimate fair value and the matters relating to derivatives are as follows:

Assets

(1) Investment securities

The fair value of investments in private placement REIT is based on net asset values, etc., provided by asset managers, regardless of ownership ratio. For further information on the other investment securities, please refer to "Note 13 – Securities".

Liabilities

(1) Current portion of long-term bonds issued - unsecured and (3) Long-term bonds issued - unsecured

The fair value is the quoted price provided by financial market information provider.

(2) Current portion of long-term borrowings and (4) Long-term borrowings

Long-term borrowings with floating interest rates are stated at their carrying amounts as their carrying amounts approximate their fair values. When long-term borrowings with floating interest rates are hedged by interest rate swaps which qualify for hedge accounting and meet special criteria, the fair value of the hedged long-term borrowing is determined based on the present value of contractual cash flows in conjunction with the hedging interest rate swaps discounted at current market interest rates which would be applicable to new borrowings under the same conditions and terms. For fair value of long-term borrowings with fixed interest rates, the fair value is determined based on the present value of contractual cash flows discounted at current market interest rates which would be applicable to new borrowings under the same conditions and terms.

Derivatives

Please refer to "Note 14 – Derivatives".

Note (ii): Equity interests in silent partnership and investment limited partnership

For equity interests in silent partnership and investment limited partnership, notes relating to the matters stipulated in Paragraph 4, item 1 of the "Implementation Guidance on Disclosures about Fair Value of Financial Instruments" (Accounting Standards Board of Japan Guidance No.19 revised on March 31, 2020) are omitted as the Investment Corporation applies the treatment stipulated in Paragraph 24-16 of the "Implementation Guidance on Accounting Standard for Fair Value Measurement" (Accounting Standards Board of Japan Guidance No.31 revised on June 17, 2021).

The net book values of equity interests in Tokumei Kumiai (silent partnership) and investment limited partnership are ¥9,434,941 thousand and ¥10,937,417 thousand as of August 31, 2023 and February 29, 2024, respectively.

Note (iii): Cash flows schedule of interest-bearing financial liabilities after the balance sheet date

| As of August 31, 2023 | (Thousands of yen) | | | | | |
|------------------------------------|--------------------|------------|------------|------------|------------|--------------|
| | Up to 1 year | 1-2 years | 2-3 years | 3-4 years | 4-5 years | Over 5 years |
| Long-term bonds issued - unsecured | 14,500,000 | 7,000,000 | 9,500,000 | 13,000,000 | 5,000,000 | 12,500,000 |
| Long-term borrowings | 48,200,000 | 60,325,000 | 48,550,000 | 46,850,000 | 66,150,000 | 217,070,000 |
| Total | 62,700,000 | 67,325,000 | 58,050,000 | 59,850,000 | 71,150,000 | 229,570,000 |
| As of February 29, 2024 | Up to 1 year | 1-2 years | 2-3 years | 3-4 years | 4-5 years | Over 5 years |
| Long-term bonds issued - unsecured | 14,000,000 | - | 14,500,000 | 11,000,000 | 5,500,000 | 12,500,000 |
| Long-term borrowings | 59,150,000 | 60,975,000 | 46,850,000 | 59,700,000 | 59,550,000 | 205,920,000 |
| Total | 73,150,000 | 60,975,000 | 61,350,000 | 70,700,000 | 65,050,000 | 218,420,000 |

Note 13 — Securities

As of August 31, 2023

Other investment securities:

| (Thousands of yen) | | | | |
|---|------------------------------|------------------|------------------|------------|
| | Classification of securities | Carrying amounts | Acquisition cost | Difference |
| Securities of which the amount reported on the balance sheet exceed the acquisition cost | Other | 7,470,186 | 7,124,153 | 346,032 |
| Securities of which the amount reported on the balance sheet do not exceed the acquisition cost | Other | - | - | - |
| Total | | 7,470,186 | 7,124,153 | 346,032 |

Note:

Investment interests in silent partnership amounting to ¥8,651,999 thousand and investment limited partnership amounting to ¥782,941 thousand are not included in the above information, because those are not traded in markets.

As of February 29, 2024

Other investment securities:

| (Thousands of yen) | | | | |
|---|------------------------------|------------------|------------------|------------|
| | Classification of securities | Carrying amounts | Acquisition cost | Difference |
| Securities of which the amount reported on the balance sheet exceed the acquisition cost | Other | 8,797,471 | 8,388,042 | 409,429 |
| Securities of which the amount reported on the balance sheet do not exceed the acquisition cost | Other | - | - | - |
| Total | | 8,797,471 | 8,388,042 | 409,429 |

Note:

Investment interests in silent partnership amounting to ¥10,154,244 thousand and investment limited partnership amounting to ¥783,172 thousand are not included in the above information, because those are not traded in markets.

Note 14 — Derivatives

Information on derivative transactions undertaken by JMF as of August 31, 2023 and February 29, 2024 is as follows. Derivative transactions are carried out for hedging purposes and are subject to hedge accounting.

As of August 31, 2023

| (Thousands of yen) | | | | | | |
|---|--|----------------------|------------------|-------------|----------------|--|
| Method of hedge accounting | Type of derivatives | Hedged item | Notional amounts | | Fair value | Valuation method |
| | | | | Over 1 year | | |
| Deferred hedge accounting | Interest rate swaps (Floating-rate to fixed-rate interest) | Long-term borrowings | 15,800,000 | 15,800,000 | 236,608 | The fair value is evaluated at the amount calculated by the counterparty of the interest rate swaps contracts. |
| Special treatment for hedge accounting of interest rate swaps | Interest rate swaps (Floating-rate to fixed-rate interest) | Long-term borrowings | 44,500,000 | 26,500,000 | — (Note) | - |
| Total | | | 60,300,000 | 42,300,000 | (Note) 236,608 | - |

As of February 29, 2024

| (Thousands of yen) | | | | | | |
|---|--|----------------------|------------------|-------------|----------------|--|
| Method of hedge accounting | Type of derivatives | Hedged item | Notional amounts | | Fair value | Valuation method |
| | | | | Over 1 year | | |
| Deferred hedge accounting | Interest rate swaps (Floating-rate to fixed-rate interest) | Long-term borrowings | 15,800,000 | 15,800,000 | 241,015 | The fair value is evaluated at the amount calculated by the counterparty of the interest rate swaps contracts. |
| Special treatment for hedge accounting of interest rate swaps | Interest rate swaps (Floating-rate to fixed-rate interest) | Long-term borrowings | 37,500,000 | 24,500,000 | — (Note) | - |
| Total | | | 53,300,000 | 40,300,000 | (Note) 241,015 | - |

Note: As disclosed in “(7) Summary of significant accounting policies (j) Hedge accounting”, JMF applies the special treatment provided under Japanese GAAP for the interest rate swaps which qualify for hedge accounting and meet specific criteria, under which only the interest received or paid under swap contracts, and not the fair value of the derivative, is determined separately from the hedged asset or liability. Consequently, the fair value of the interest rate swaps as the hedging instrument and the long-term borrowings as hedged items is calculated together as one and disclosed as such under Note (i) in “Note 12 — Financial instruments (b) Matters concerning the fair value, etc. of financial instruments”.

Note 15 — Related-party transaction

There was no related-party transaction to be disclosed for the six months ended August 31, 2023 and February 29, 2024.

Note 16 — Tax effect accounting

Deferred tax assets and liabilities consist of the following:

| | (Thousands of yen) | |
|---|------------------------|--------------------------|
| | As of | |
| | August 31, 2023 | February 29, 2024 |
| Deferred tax assets: | | |
| Asset retirement obligations | 265,094 | 260,112 |
| Amortization of leasehold rights | 204,649 | 205,613 |
| Depreciation | 20,027 | 20,471 |
| Valuation differences on assets acquired through merger | 10,512,430 | 10,448,001 |
| Other | 38,218 | 38,218 |
| Sub total | 11,040,421 | 10,972,418 |
| Total valuation allowance | (11,040,421) | (10,972,418) |
| Total deferred tax assets | - | - |
| Net deferred tax assets | - | - |

Reconciliation of significant differences between the normal effective statutory tax rate and the actual effective tax rate after application of tax effect accounting:

| | (%) | |
|---|---------------------------------|--------------------------|
| | For the six months ended | |
| | August 31, 2023 | February 29, 2024 |
| Statutory tax rate | 31.46 | 31.46 |
| Deductible cash distributions | (30.97) | (31.16) |
| Change in valuation allowance (for deferred tax assets) | (0.82) | (0.39) |
| Amortization of goodwill | 0.79 | 0.79 |
| Provision of reserve for reduction entry of property | (0.99) | (1.03) |
| Other | 0.53 | 0.33 |
| Effective tax rate | 0.00 | 0.00 |

Note 17 — Asset retirement obligations

JMF has an obligation under a fixed-term leasehold agreement to restore its leased land, which represents a portion of the land where DFS T GALLERIA OKINAWA, owned by JMF, is located, upon the termination of the agreement, and contractual or legal obligations to remove asbestos contained in the buildings of KAWASAKI Le FRONT, JMF Jingumae 02, Twin 21 and JMF-Bldg. Sendai 01. Based on the lease period per the agreement or the useful life of each building containing asbestos, the estimated period of use of the properties are estimated at 10 years, 24 years, 39 years, 30 years and 17 years, respectively. The asset retirement obligations for the restoration or removal of asbestos are recognized as a liability using discount rates at 0.458%, 1.584%, 0.596%, 0.691% and 0.640%, respectively.

Movements of asset retirement obligations for the six months ended August 31, 2023 and February 29, 2024 are as follows:

| | (Thousands of yen) | |
|--|---------------------------------|--------------------------|
| | For the six months ended | |
| | August 31, 2023 | February 29, 2024 |
| Balance at the beginning of the period | 838,832 | 843,015 |
| Increase (decrease) due to change in estimates | - | (20,189) |
| Adjustment for passage of time | 4,183 | 3,978 |
| Balance at the end of the period | 843,015 | 826,804 |

For the six months ended February 29, 2024, JMF has changed the estimated period of use of the buildings of DFS T GALLERIA OKINAWA as the fixed-term leasehold agreement of the property was renewed. Also, JMF has changed the estimated period of use of the buildings of JMF Jingumae 02 as additional information was available such as an engineering report of the property. The effects of these changes on operating results for the period are immaterial.

Note 18 — Fair value of investment and rental property

JMF has mainly retail properties, office buildings, residences, hotels and mixed-use properties as investment assets which are located mainly in three major metropolitan areas and other metropolitan areas in Japan. The following table shows the net book value and the fair value of the investment and rental properties in the aggregate for the six months ended August 31, 2023 and February 29, 2024

| | (Thousands of yen) | |
|---|--------------------------|-------------------|
| | For the six months ended | |
| | August 31, 2023 | February 29, 2024 |
| Net book value⁽ⁱ⁾ | | |
| Balance at the beginning of the period | 1,147,477,033 | 1,153,040,957 |
| Net increase (decrease) during the period ⁽ⁱⁱ⁾ | 5,563,923 | (3,477,894) |
| Balance at the end of the period | 1,153,040,957 | 1,149,563,062 |
| Fair value⁽ⁱⁱⁱ⁾ | 1,324,944,000 | 1,344,555,000 |

Note:

(i) The net book value includes leasehold rights and other intangible assets.

(ii) Changes in the net book value are mainly due to the following transactions (except for depreciation):

| | Increase (decrease) in net book value (Thousands of yen) |
|---|--|
| For the six months ended August 31, 2023: | |
| Acquisitions: | |
| JMF-Bldg. Nakano 01 | 4,056,449 |
| JMF-Residence Shin-Yokohama | 3,332,651 |
| JMF-Residence Akabane Shimo | 2,300,554 |
| JMF-Residence Kita-Shinagawa | 1,928,582 |
| JMF-Residence Ikebukuro 1-chome | 1,713,464 |
| JMF-Residence Osaka Fukushima | 1,544,969 |
| JMF-Residence Fujisawa | 1,317,158 |
| Tec LIFE SELECT Fukuoka Shine Honten (additional acquisition) | 708,111 |
| Capital expenditure: | |
| Total of capital expenditures for the period | 3,467,313 |
| Dispositions: | |
| G-Bldg. Minami Aoyama 02 | (5,161,595) |
| LIFE Kishibe (Land with leasehold interest) | (1,942,759) |
| Round1 Stadium Takatsuki | (1,877,779) |
| For the six months ended February 29, 2024: | |
| Acquisitions: | |
| JMF-Residence Machida | 4,230,703 |
| JMF-Residence Meiekinami | 2,362,085 |
| Capital expenditure: | |
| Total of capital expenditures for the period | 4,389,201 |
| Dispositions: | |
| AEON MALL Tsurumi Ryokuchi (25% quasi-co-ownership) | (5,526,524) |
| Round1 Sannomiya Station | (3,169,387) |

(iii) Fair value have been determined based on appraisals or researched value by independent appraisers. For the six months ended August 31, 2023, the selling prices are used as fair value for AEON MALL Sapporo Naebo, AEON MALL Tsurumi Ryokuchi (25% quasi-co-ownership) and Round1 Sannomiya Station signed disposition contract on July 29, 2022, April 14, 2023 and July 26, 2023, respectively. For the six months ended February 29, 2024, the selling prices are used as fair value for AEON MALL Sapporo Naebo signed disposition contract on July 29, 2022.

For rent revenues and expenses for the six months ended August 31, 2023 and February 29, 2024, please refer to “Note 7 — Analysis of rent and other operating revenues and property-related expenses”.

Note 19 — Revenue recognition

(a) Information on the breakdown of revenue from contracts with customers

For the six months ended August 31, 2023:

(Thousands of yen)

| | Revenue from contracts with customers ⁽ⁱ⁾ | Sales to external customers ⁽ⁱⁱ⁾ |
|---------------------|---|---|
| Sales of property | 11,303,311 | 2,026,138 |
| Common area charges | 2,289,809 | 2,289,809 |
| Others | - | 37,089,357 |
| Total | 13,593,121 | 41,405,305 |

For the six months ended February 29, 2024:

(Thousands of yen)

| | Revenue from contracts with customers ⁽ⁱ⁾ | Sales to external customers ⁽ⁱⁱ⁾ |
|---------------------|---|---|
| Sales of property | 3,800,000 | 1,434,210 |
| Common area charges | 1,969,914 | 1,969,914 |
| Others | - | 37,475,194 |
| Total | 5,769,914 | 40,879,319 |

Note:

- (i) Lease rental revenues subject to the “Accounting Standard for Lease Transactions” (Accounting Standards Board of Japan Statement No.13) and sale of property subject to the “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies” (Accounting Practice Committee Report No. 15 of the Japanese Institute of Certified Public Accountants) are excluded from “Revenue from contracts with customers” as such revenues are not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents revenues from sales of property and common area charges.
- (ii) Sales of property are recorded as gain (loss) on sales of property in the statements of income and retained earnings pursuant to Article 48, Paragraph 2 of the Regulations on Accounting of Investment Corporations (Cabinet Office Order No. 47 of 2006). Accordingly, the sales to external customers shows the amount obtained by deducting the cost of sales of property and other sales expenses from sales of property. Since the gain on sales of property is recorded in operating revenues and the loss on sales of property is recorded in operating expenses, only the amount of gain on sales of property is stated in the above table.

(b) Information utilized as the base for understanding revenue from contracts with customers

The information is as disclosed in “(7) Summary of significant accounting policies (h) Revenue recognition”.

(c) Information to understand amounts of revenues for the last fiscal period and future fiscal periods

(1) Balance of contract assets and contract liabilities, etc.

(Thousands of yen)

| | For the six months ended August 31, 2023 | For the six months ended February 29, 2024 |
|--|--|--|
| Receivables generated from contracts with customers (balance at beginning of fiscal period) | 371,382 | 399,152 |
| Receivables generated from contracts with customers (balance at end of fiscal period) | 399,152 | 298,450 |
| Contract assets (balance at beginning of fiscal period) | - | - |
| Contract assets (balance at end of fiscal period) | - | - |
| Contract liabilities (balance at beginning of fiscal period) | - | - |
| Contract liabilities (balance at end of fiscal period) | - | - |

(2) Transaction value allocated to remaining performance obligations

For the six months ended August 31, 2023:

With respect to sale of property, transaction values allocated to remaining performance obligations as of August 31, 2023 were ¥9,300,000 thousand and ¥3,800,000 thousand for properties on disposition contracts signed on July 29, 2022 and July 26, 2023, respectively. Revenue from the remaining performance obligations will be recognized when the delivery of each property is scheduled to be completed on February 29, 2024 for ¥3,800,000 thousand, August 30, 2024 for ¥1,860,000 thousand, February 28, 2025 for ¥1,860,000 thousand, August 29, 2025 for ¥1,860,000 thousand and February 27, 2026 for ¥3,720,000 thousand.

With regard to common area charges, as JMF has the right to receive from customers an amount directly corresponding to the value for the lessees, who are customers, of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, such amounts are not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

For the six months ended February 29, 2024:

With respect to sale of property, transaction values allocated to remaining performance obligations as of February 29, 2024 were ¥9,300,000 thousand for properties on disposition contracts signed on July 29, 2022. Revenue from the remaining performance obligations will be recognized when the delivery of each property is scheduled to be completed on August 30, 2024 for ¥1,860,000 thousand, February 28, 2025 for ¥1,860,000 thousand, August 29, 2025 for ¥1,860,000 thousand and February 27, 2026 for ¥3,720,000 thousand.

With regard to common area charges, as JMF has the right to receive from customers an amount directly corresponding to the value for the lessees, who are customers, of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, such amounts are not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

Note 20 — Segment information

Segment information for the six months ended August 31, 2023 and February 29, 2024 is as follows:

(a) Operating segment information

Disclosure is omitted as JMF is comprised of a single reportable segment engaged in the property rental business.

(b) Enterprise-wide disclosures*(i) Information about products and services*

Disclosure is not required as revenues from external customers for the single segment is in excess of 90% of total revenues.

*(ii) Information about geographic areas**Revenues from overseas customers:*

Disclosure is not required as revenues from external customers attributed to Japan are in excess of 90% of total revenues.

Tangible fixed assets:

Disclosure is not required as tangible fixed assets located in Japan are in excess of 90% of total tangible fixed assets.

(c) Information about major customers

Disclosure is not required as there are no customers of which revenues are in excess of 10% of total revenues.

Note 21 — Per unit information

The net asset value per unit as of August 31, 2023 and February 29, 2024 was ¥89,436 and ¥89,476, respectively. Net income per unit for the six months ended August 31, 2023 and February 29, 2024 was ¥2,296 and ¥2,291, respectively.

Net income per unit is calculated by dividing the net income attributable to unitholders by the weighted-average number of investment units outstanding during the six months period.

Diluted net income per unit is not disclosed because dilutive potential investment units are not issued.

A basis of calculation of net income per unit is as follows:

| | (Thousands of yen) | |
|--|--------------------------|-------------------|
| | For the six months ended | |
| | August 31, 2023 | February 29, 2024 |
| Net income | 16,051,855 | 16,016,218 |
| Amounts not attributable to common unitholders | - | - |
| Net income attributable to common unitholders | 16,051,855 | 16,016,218 |
| Weighted-average number of investment units outstanding for the period | 6,989,091 units | 6,989,091 units |

Note 22 — Subsequent events

Acquisition of the JMF's Investment Units

The Board of Directors of JMF, at its meeting held on April 17, 2024, resolved to acquire its own investment units based on the Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (“Investment Trust Act”) applied pursuant to the Article 80-5, Paragraph 2 of the Investment Trust Act. All the acquired investment units will be cancelled during the fiscal period ending August 31, 2024.

(1) Reason for the Acquisition

The acquisition of own investment units was resolved with the intention that improving capital efficiency and returning profits to unitholders will contribute to increasing unitholder value over the medium to long term, upon comprehensive consideration of market price of the investment unit, condition of funds on hands or financial position and market condition., etc.

(2) Outline of the Acquisition

| | |
|--|---|
| Total number of JMF’s investment units to be acquired: | 15,000 units (maximum) |
| Total amount of the acquisition: | ¥1,000,000 thousand (maximum) |
| Period for the acquisition: | From April 18, 2024 to May 20, 2024 |
| Method: | Purchase at Tokyo Stock Exchange Market based on a discretionary transaction contract with a securities company |

(Additional information)

Disposition of properties

JMF entered into a sale agreement for the following property on July 29, 2022.

(millions of yen)

| Property name | Disposition amount (Scheduled) | Completion date of contract | Disposition date (Scheduled) | Purchaser |
|--|-----------------------------------|--------------------------------|---|---------------------------|
| AEON MALL Sapporo Naebo (Trust beneficial interest) | 9,300 | July 29, 2022 | 20% of quasi-co-ownership in trust beneficiary interest August 30, 2024 | Aeon Hokkaido Corporation |
| | | | 20% of quasi-co-ownership in trust beneficiary interest February 28, 2025 | |
| | | | 20% of quasi-co-ownership in trust beneficiary interest August 29, 2025 | |
| | | | 40% of quasi-co-ownership in trust beneficiary interest February 27, 2026 | |

Note:

Gains on sales of property of approximately ¥3,426 million in total will be recognized in profit as operating revenues for the six months ending August 31, 2024, February 28, 2025, August 31, 2025 and February 28, 2026. The amount of the gains on sales of property is a reference figure as the difference calculated at this time by subtracting book value and disposition-related expenses from the scheduled disposition amount, and may differ from the actual gains.

(9) Changes in investment unit issued and outstanding

The changes in unitholders' capital and number of investment units issued and outstanding for last five years until February 29, 2024 were as follows:

| Date | Capital transaction | Number of investment units issued and outstanding | | Unitholders' capital (Millions of yen) | | Note |
|-----------------|---|---|-----------|---|---------|--------|
| | | Increase | Balance | Increase | Balance | |
| August 18, 2020 | Retirement | (15,534) | 2,602,483 | - | 411,878 | Note 1 |
| March 1, 2021 | Split of investment units | 2,602,483 | 5,204,966 | - | 411,878 | Note 2 |
| March 1, 2021 | Allocation of investment units through merger | 1,784,125 | 6,989,091 | - | 411,878 | Note 3 |

Note 1 JMF acquired its own investment units at Tokyo Stock Exchange Market based on a discretionary transaction contract with a securities company from April 14, 2020 to June 5, 2020 and retired all of its own investment units on August 18, 2020 according to a resolution of the Board of Directors held on August 7, 2020. As the acquisition cost of its own investment units was deducted from capital surplus, there was no change in unitholders' capital.

Note 2 JMF implemented a split of its investment units on a two-for-one basis with February 28, 2021 as the record date and March 1, 2021 as the effective date for the unit split.

Note 3 JMF issued 1,784,125 of new investment units and allocated one investment unit after the unit split for each of all the outstanding investment units of MMI in the merger on March 1, 2021.

3. Additional information

(1) Composition of assets

| Classification of Assets | Region | | As of August 31, 2023 | | As of February 29, 2024 | |
|---|--|-------------------------------------|--|-----------------------------|--|-----------------------------|
| | | | Total of net book value (Note 1) (Millions of yen) | Composition ratio (%) | Total of net book value (Note 1) (Millions of yen) | Composition ratio (%) |
| | | | | | | |
| Real property | Retail facilities | Tokyo metropolitan area | 13,479 | 1.1 | 13,466 | 1.1 |
| | | Osaka and Nagoya metropolitan areas | 4,924 | 0.4 | 4,921 | 0.4 |
| | | Other areas | 4,413 | 0.4 | 4,407 | 0.4 |
| | | Sub-total | 22,817 | 1.8 | 22,795 | 1.8 |
| | Residence | Tokyo metropolitan area | - | - | 4,215 | 0.3 |
| | | Sub-total | - | - | 4,215 | 0.3 |
| | Mixed-use | Tokyo metropolitan area | 5,286 | 0.4 | 5,275 | 0.4 |
| | | Other areas | 519 | 0.0 | 519 | 0.0 |
| | | Sub-total | 5,806 | 0.5 | 5,795 | 0.5 |
| | Total of real property | | 28,623 | 2.3 | 32,806 | 2.6 |
| | Trust beneficial interest in real property | Retail facilities | Tokyo metropolitan area | 294,499 | 23.6 | 294,711 |
| Osaka and Nagoya metropolitan areas | | | 281,229 | 22.5 | 271,590 | 21.8 |
| Other areas | | | 69,878 | 5.6 | 69,594 | 5.6 |
| Sub-total | | | 645,607 | 51.7 | 635,896 | 51.0 |
| Office Building | | Tokyo metropolitan area | 201,492 | 16.1 | 201,572 | 16.2 |
| | | Osaka and Nagoya metropolitan areas | 20,698 | 1.7 | 20,678 | 1.7 |
| | | Other areas | 6,838 | 0.5 | 6,825 | 0.5 |
| | | Sub-total | 229,029 | 18.3 | 229,076 | 18.4 |
| Residence | | Tokyo metropolitan area | 12,128 | 1.0 | 12,098 | 1.0 |
| | | Osaka and Nagoya metropolitan areas | 2,999 | 0.2 | 5,338 | 0.4 |
| | | Other areas | 3,461 | 0.3 | 3,444 | 0.3 |
| | | Sub-total | 18,589 | 1.5 | 20,881 | 1.7 |
| Hotel | | Tokyo metropolitan area | 7,894 | 0.6 | 7,873 | 0.6 |
| | | Other areas | 4,416 | 0.4 | 4,400 | 0.4 |
| | | Sub-total | 12,310 | 1.0 | 12,274 | 1.0 |
| Mixed-use | | Tokyo metropolitan area | 117,947 | 9.4 | 117,862 | 9.4 |
| | | Osaka and Nagoya metropolitan areas | 95,895 | 7.7 | 95,734 | 7.7 |
| | | Other areas | 5,036 | 0.4 | 5,029 | 0.4 |
| | | Sub-total | 218,879 | 17.5 | 218,627 | 17.5 |
| Total of trust beneficial interest in real property | | 1,124,417 | 90.0 | 1,116,756 | 89.5 | |
| Sub-total | | | 1,153,040 | 92.2 | 1,149,563 | 92.1 |
| Investment securities (Note 2) | | | 16,905 | 1.4 | 19,734 | 1.6 |
| Bank deposits and other assets | | | 79,980 | 6.4 | 78,780 | 6.3 |
| Total assets | | | 1,249,926 | 100.0 | 1,248,078 | 100.0 |
| Total liabilities (Notes 3 and 4) | | | 624,848 | 50.0 | 622,719 | 49.9 |
| Total net assets (Note 3) | | | 625,077 | 50.0 | 625,358 | 50.1 |

Note 1 Total of net book value is carrying amounts on the balance sheets (amounts of Real property and Trust beneficial interest in real property are book values net of depreciation) at the end of the fiscal period.

Note 2 Investment securities are equity interest of Tokumei Kumiai agreement managed by R40 Godo Kaisha (40% of its equity interest), investment units of Nisshin Private Residential Reit, Inc. (25.2% of total issued investment units), equity interest of DREAM Mezzanine Debt Separate3 Investment Limited Partnership (49.4% of its equity interest), investment units of Hoosiers Private REIT Investment Corporation (35.0% of total issued investment units) and equity interests of Tokumei Kumiai agreement managed by Godo Kaisha Rapport1, Godo Kaisha Rapport2 and Godo Kaisha Rapport3 (28.6% of these equity interests).

Note 3 Total liabilities and total net assets are carrying amounts on the balance sheets at the end of the fiscal period.

Note 4 Total liabilities include tenant leasehold and security deposits and those in trust.

(2) Outline of portfolio properties

The principal properties (top ten properties in net book value) as of February 29, 2024 were as follows:

| Name of property | Net book value (Millions of yen) | Leasable area (Note 1) (m ²) | Leased area (Note 2) (m ²) | Occupancy ratio (Note 3) (%) | Ratio of rent revenue to total rent revenues (Note 3) (%) | Major use |
|---|-------------------------------------|--|--|------------------------------------|---|-------------------|
| Twin 21 (Note 4) (trust beneficial interest) | 60,166 | 84,964.88 | 82,107.09 | 96.6 | 6.3 | Mixed-use |
| mozo wonder city (Note 5) (trust beneficial interest) | 48,474 | 86,370.52 | 86,169.16 | 99.8 | 8.6 | Retail facilities |
| JMF-Bldg. Akasaka 02 (Note 4) (trust beneficial interest) | 43,876 | 12,202.96 | 12,202.96 | 100.0 | 1.8 | Office Building |
| Higashi-Totsuka Aurora City (trust beneficial interest) | 43,277 | 109,355.90 | 109,355.90 | 100.0 | 3.2 | Retail facilities |
| KAWASAKI Le FRONT (trust beneficial interest) | 34,497 | 49,224.14 | 49,224.14 | 100.0 | 4.9 | Mixed-use |
| Nara Family (Note 5) (trust beneficial interest) | 32,661 | 83,297.41 | 83,011.62 | 99.7 | 4.6 | Retail facilities |
| G-Bldg. Shinsaibashi 03 (trust beneficial interest) | 30,229 | 5,319.30 | 5,319.30 | 100.0 | (Note 6) | Retail facilities |
| AEON MALL Tsudanuma (trust beneficial interest) | 29,070 | 101,210.44 | 101,210.44 | 100.0 | 2.0 | Retail facilities |
| JMF-Bldg. Yokohama Bashamichi 01 (Note 4) (trust beneficial interest) | 24,003 | 25,151.58 | 25,151.58 | 100.0 | 1.8 | Office Building |
| JMF-Bldg. Kawasaki 01 (Note 4) (trust beneficial interest) | 23,815 | 24,485.71 | 19,430.37 | 79.4 | 1.4 | Office Building |
| Total | 370,073 | 581,582.84 | 573,182.56 | 98.6 | - | |

Note 1 Regardless the share of co-ownership or quasi-co-ownership, “Leasable area” means the total area of the building or land with leasehold interest of each property leasable as stores, offices, etc. indicated in the lease agreement or the plan of such property and it does not include the leasable area of warehouses

Note 2 Regardless the share of co-ownership or quasi-co-ownership, “Leased area” means the total leased area of the building or land with leasehold interest of each property used as stores, offices, etc. indicated in the lease agreement and it does not include the leased area of warehouses and land (flat parking lots).

Note 3 “Occupancy ratio” (percentage of leased area against the leasable area at the end of accounting period) and “Ratio of rent revenue to total rent revenues” are calculated by rounding to the nearest first decimal place.

Note 4 “Leasable area” and “Occupancy ratio” for the property which is leased in the form of a pass-through master lease is presented on an end-tenant basis.

Note 5 “Leasable area” and “Leased area” for the property which is leased partially in the form of a pass-through master lease is presented on an end-tenant basis.

Note 6 “Ratio of rent revenue to total rent revenues” of the property is not disclosed because the consent from the tenant has not been obtained.

Retail properties, office buildings, residences, hotels and mixed-use properties as of February 29, 2024 were as follows:

| No. (Note 1) | Name of property | Location (Note 2) | Form of ownership | Leasable area (Note 3) (m ²) | Appraisal value at end of period (Note 4) (Millions of yen) | Net book value (Millions of yen) |
|-----------------|---|---|---------------------------|---|---|--|
| 10001 | Abiko Shopping Plaza | 11-1, Abiko 4-chome, Abiko-shi, Chiba | Trust beneficial interest | 41,453.36 | 13,300 | 9,167 |
| 10003 | Ito-Yokado Yabashira | 15-8, Higurashi 1-chome, Matsudo-shi, Chiba, etc. | Trust beneficial interest | 21,308.78 | 1,860 | 1,204 |
| 10004 | JMF-Bldg. Daikanyama 02 | 35-17, Ebisu-Nishi 1-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 612.29 | 1,620 | 1,181 |
| 10005 | GYRE | 10-1, Jingumae 5-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 4,865.04 | 32,800 | 21,723 |
| 10006 | Ito-Yokado Tsunashima | 8-1, Tsunashima-Nishi 2-chome, Kohoku-ku, Yokohama-shi, Kanagawa | Trust beneficial interest | 16,549.50 | 5,130 | 4,331 |
| 10007 | Bic Camera Tachikawa | 12-2, Akebonocho 2-chome, Tachikawa-shi, Tokyo, etc. | Trust beneficial interest | 20,983.43 | 22,300 | 13,217 |
| 10008 | AEON Itabashi Shopping Center | 6-1, Tokumaru 2-chome, Itabashi-ku, Tokyo | Trust beneficial interest | 72,748.34 | 12,800 | 10,255 |
| 10009 | JMF-Bldg. Kita Aoyama 01 | 14-8, Kita-Aoyama 3-chome, Minato-ku, Tokyo | Trust beneficial interest | 492.69 | 1,570 | 915 |
| 10011 | SEIYU Hibarigaoka | 9-8, Sumiyoshicho 3-chome, Nishi-Tokyo-shi, Tokyo | Trust beneficial interest | 19,070.88 | 8,670 | 4,433 |
| 10012 | JMF-Bldg. Jiyugaoka 01 | 9-17, Jiyugaoka 2-chome, Meguro-ku, Tokyo, etc. | Trust beneficial interest | 2,043.68 | 5,210 | 2,654 |
| 10013 | Cheers Ginza | 9-5, Ginza 5-chome, Chuo-ku, Tokyo | Trust beneficial interest | 1,686.58 | 4,390 | 3,830 |
| 10014 | Higashi-Totsuka Aurora City | 537-1, Shinanochi, Totsuka-ku, Yokohama-shi, Kanagawa, etc. | Trust beneficial interest | 109,355.90 | 43,400 | 43,277 |
| 10016 | G-Bldg. Jingumae 06 | 28-3, Jingumae 6-chome, Shibuya-ku, Tokyo | Real property | 670.42 | 2,950 | 2,320 |
| 10017 | G-Bldg. Jingumae 01 | 21-5, Jingumae 4-chome, Shibuya-ku, Tokyo | Real property | 555.75 | 4,640 | 3,372 |
| 10020 | AEON MALL Musashi Murayama | 1-3, Enoki 1-chome, Musashimurayama-shi, Tokyo | Trust beneficial interest | 137,466.97 | 31,800 | 23,595 |
| 10021 | La Porte Aoyama (Note 5) | 51-8, Jingumae 5-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 4,158.53 | 10,800 | 9,045 |
| 10023 | JMF-Bldg. Jingumae 01 | 30-12, Jingumae 3-chome, Shibuya-ku, Tokyo | Real property | 1,676.87 | 3,980 | 5,275 |
| 10024 | G-Bldg. Minami-Ikebukuro 01 (Note 5) | 19-5, Minami-Ikebukuro 1-chome, Toshima-ku, Tokyo | Trust beneficial interest | 5,066.06 | 10,600 | 5,931 |
| 10025 | Makuhari Plaza | 7701, Makuharicho 2-chome, Hanamigawa-ku, Chiba-shi, Chiba | Trust beneficial interest | 24,505.37 | 6,930 | 5,202 |
| 10026 | Urban Terrace Jingumae | 47-6, Jingumae 5-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 1,719.19 | 5,210 | 2,656 |
| 10027 | Round1 Machida | 13-14, Morino 1-chome, Machida-shi, Tokyo | Trust beneficial interest | 6,801.89 | 3,290 | 2,208 |
| 10028 | Round1 Stadium Itabashi | 16-13, Aioicho, Itabashi-ku, Tokyo | Trust beneficial interest | 14,828.74 | 3,090 | 2,131 |
| 10029 | Arkangel Daikanyama (Land with leasehold interest) | 111-14, Aobadai 1-chome, Meguro-ku, Tokyo, etc. | Trust beneficial interest | 904.04 | 1,630 | 1,012 |
| 10030 | G-Bldg. Omotesando 01 | 1-9, Jingumae 6-chome, Shibuya-ku, Tokyo | Real property | 1,508.03 | 8,600 | 5,748 |
| 10031 | Round1 Yokohama Station West | 8-16, Minamisaikai 2-chome, Nishi-ku Yokohama-shi, Kanagawa | Trust beneficial interest | 6,560.09 | 5,430 | 3,670 |
| 10032 | G-Bldg. Sangenjaya 01 | 15-4, Taishido 2-chome, Setagaya-ku, Tokyo | Trust beneficial interest | 3,471.52 | 6,660 | 3,590 |

| No. (Note 1) | Name of property | Location (Note 2) | Form of ownership | Leasable area (Note 3) (m ²) | Appraisal value at end of period (Note 4) (Millions of yen) | Net book value (Millions of yen) |
|-----------------|---|---|---------------------------|---|---|--|
| 10035 | Colline Bajikouen | 4-18, Kamiyoga 2-chome, Setagaya-ku, Tokyo | Trust beneficial interest | 5,356.54 | 4,380 | 3,173 |
| 10036 | KAWASAKI Le FRONT | 1-11, Nissincho, Kawasaki-ku, Kawasaki-shi, Kanagawa, etc. | Trust beneficial interest | 49,224.14 | 41,300 | 34,497 |
| 10037 | JMF-Bldg. Shibuya 01 | 20-13, Jinnan 1-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 1,630.03 | 4,970 | 3,031 |
| 10038 | G-Bldg. Omotesando 02 | 25-15, Jingumae 4-chome, Shibuya-ku, Tokyo, etc. | Trust beneficial interest | 5,555.65 | 21,750 | 17,721 |
| 10039 | G-Bldg. Kichijoji 01 | 12-12, Kichijoji Honcho 2-chome, Musashino-shi, Tokyo | Trust beneficial interest | 1,718.21 | 4,030 | 3,515 |
| 10040 | CUTE CUBE HARAJUKU | 7-1, Jingumae 1-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 1,428.55 | 9,170 | 8,423 |
| 10041 | G-Bldg. Ueno 01 | 9-14, Ueno 4-chome, Taito-ku, Tokyo | Trust beneficial interest | 1,471.80 | 3,990 | 3,415 |
| 10042 | JMF-Bldg. Takadanobaba 01 | 13-2, Takadanobaba 2-chome, Shinjuku-ku, Tokyo | Trust beneficial interest | 3,569.20 | 7,670 | 5,972 |
| 10043 | G-Bldg. Akihabara 01 | 11-11, Sotokanda 1-chome, Chiyoda-ku, Tokyo | Trust beneficial interest | 2,701.99 | 8,080 | 5,090 |
| 10044 | G-Bldg. Akihabara 02 | 113, Kanda Matsunaga-cho, Chiyoda-ku, Tokyo, etc. | Trust beneficial interest | 1,037.33 | 2,310 | 2,450 |
| 10045 | G-Bldg. Kichijoji 02 | 3-13, Kichijoji Minamicho 2-chome, Musashino-shi, Tokyo | Trust beneficial interest | 8,838.79 | 16,000 | 14,957 |
| 10046 | JMF-Bldg. Ginza Chuo-Dori 01 | 6-16, Ginza 2-chome, Chuo-ku, Tokyo | Trust beneficial interest | 3,141.07 | 13,550 | 12,926 |
| 10047 | MARINE & WALK YOKOHAMA | 3-1, Shinko 1-chome, Naka-ku, Yokohama-shi, Kanagawa | Trust beneficial interest | 8,347.69 | 11,500 | 10,452 |
| 10048 | G-Bldg. Jingumae 07 | 26-4 Jingumae 4-chome, Shibuya-ku, Tokyo | Real property | 373.12 | 2,640 | 2,025 |
| 10049 | G-Bldg. Minami Aoyama 03 (Note 5) | 2-12, Minami Aoyama 5-chome, Minato-ku, Tokyo, etc. | Trust beneficial interest | 1,373.46 | 11,600 | 12,256 |
| 10050 | JMF-Bldg. Jingumae 02 | 25-5 Jingumae 3-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 802.40 | 2,170 | 2,594 |
| 10051 | Round1 Stadium Kawasaki Daishi | 5-1, Tonomachi 1-chome, Kawasaki-ku, Kawasaki-shi, Kanagawa | Trust beneficial interest | 13,559.17 | 2,900 | 2,347 |
| 10052 | m-city Kashiwa | 10 Oyamadai 1-chome, Kashiwa-shi, Chiba, etc. | Trust beneficial interest | 20,437.36 | 5,980 | 5,669 |
| 10053 | JMF-Bldg. Jingumae 03 | 25-28 Jingumae 4-chome, Shibuya-ku, Tokyo, etc. | Trust beneficial interest | 1,127.08 | 7,280 | 7,084 |
| 10054 | Machinoma Omori | 1-38, Omorinishi 3-chome, Ota-ku, Tokyo | Trust beneficial interest | 9,107.13 | 9,770 | 8,855 |
| 10055 | JMF-Bldg. Daikanyama 01 | 20-20, Daikanyamacho, Shibuya-ku, Tokyo | Trust beneficial interest | 2,151.32 | 3,920 | 3,262 |
| 10056 | AEON MALL Tsudanuma | 23-1 Tsudanuma 1-chome, Narashino-shi, Chiba | Trust beneficial interest | 101,210.44 | 28,600 | 29,070 |
| 10057 | JMF-Bldg. Yokohama Bashamichi 01 (Note 5) | 50-1, Honmachi 6-chome, Naka-ku, Yokohama-shi, Kanagawa | Trust beneficial interest | 25,151.58 | 24,500 | 24,003 |
| 10058 | JMF-Bldg. Kawasaki 01 (Note 5) | 1-14 Nisshin-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa | Trust beneficial interest | 24,485.71 | 23,700 | 23,815 |
| 10059 | JMF-Bldg. Shibuya 02 (Note 5) | 31-15, Sakuragaokacho, Shibuya-ku, Tokyo | Trust beneficial interest | 6,379.66 | 19,100 | 19,496 |
| 10060 | JMF-Bldg. Shibuya 03 (Note 5) | 11-1 Dogenzaka 2-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 5,043.52 | 17,200 | 16,915 |
| 10061 | JMF-Bldg. Toyokocho 01 (Note 5) | 11-38 Toyoko 4-chome, Koto-ku, Tokyo | Trust beneficial interest | 12,487.75 | 10,400 | 11,391 |

| No. (Note 1) | Name of property | Location (Note 2) | Form of ownership | Leasable area (Note 3) (m ²) | Appraisal value at end of period (Note 4) (Millions of yen) | Net book value (Millions of yen) |
|-----------------|--|--|---------------------------|---|---|--|
| 10062 | OMO3 Tokyo Akasaka (Note 5) | 3-2, Akasaka 4-chome, Minato-ku, Tokyo | Trust beneficial interest | 4,236.46 | 8,060 | 7,873 |
| 10063 | JMF-Bldg. Nihombashi Hamacho 01 (Note 5) | 12-4, Nihombashi Hamacho 2-chome, Chuo-ku, Tokyo | Trust beneficial interest | 6,123.81 | 10,800 | 10,508 |
| 10064 | JMF-Bldg. Toyochi 02 (Note 5) | 6-35, Shinsuna 1-chome, Koto-ku, Tokyo | Trust beneficial interest | 11,733.12 | 7,900 | 9,776 |
| 10065 | JMF-Bldg. Sasazuka 01 (Note 5) | 1-6 Sasazuka 2-chome, Shibuya-ku, Tokyo | Trust beneficial interest | 8,258.44 | 9,200 | 9,088 |
| 10066 | JMF-Bldg. Ueno 01 (Note 5) | 24-8, Higashiueno 5-chome, Taito-ku, Tokyo | Trust beneficial interest | 6,858.16 | 8,700 | 8,575 |
| 10067 | JMF-Bldg. Yokohama 01 (Note 5) | 5-1 Sakae-cho, Kanagawa-ku, Yokohama-shi, Kanagawa | Trust beneficial interest | 12,722.51 | 8,990 | 8,195 |
| 10068 | JMF-Bldg. Akasaka 01 (Note 5) | 11-28, Akasaka 1-chome, Minato-ku, Tokyo | Trust beneficial interest | 2,544.21 | 4,510 | 4,514 |
| 10069 | JMF-Bldg. Kanda01 (Note 5) | 1-15, Iwamotocho 2-chome, Chiyoda-ku, Tokyo | Trust beneficial interest | 3,145.67 | 4,470 | 4,329 |
| 10070 | JMF-Bldg. Edogawabashi 01 (Note 5) | 44-10, Sekiguchi 1-chome, Bunkyo-ku, Tokyo | Trust beneficial interest | 3,434.93 | 3,530 | 3,797 |
| 10071 | JMF-Bldg. Higashi Nihombashi 01 (Note 5) | 8-3 Higashi-Nihombashi 2-chome, Chuo-ku, Tokyo | Trust beneficial interest | 3,254.74 | 3,410 | 3,289 |
| 10072 | JMF-Bldg. Ichigaya 01 (Note 6) | 2-1 Kudankita 4-chome, Chiyoda-ku, Tokyo | Trust beneficial interest | 10,372.27 | 22,100 | 21,325 |
| 10073 | JMF-Bldg. Hiroo 01 (Note 6) | 1-11 Minamiazabu 5-chome, Minato-ku, Tokyo | Trust beneficial interest | 4,212.41 | 10,400 | 10,076 |
| 10074 | JMF-Bldg. Funabashi 01 | 44-35 Honcho 4-chome, Funabashi-shi, Chiba | Trust beneficial interest | 2,865.76 | 5,420 | 5,119 |
| 10075 | JMF-Bldg. Akasaka 02 (Note 5) | 3-5 Akasaka 2-chome, Minato-ku, Tokyo | Trust beneficial interest | 12,202.96 | 44,800 | 43,876 |
| 10076 | JMF-Residence Gakugeidaigaku (Note 5) | 9-13 Nozawa 3-chome, Setagaya-ku, Tokyo | Trust beneficial interest | 1,052.13 | 1,810 | 1,561 |
| 10077 | JMF-Residence Kita-Shinagawa (Note 5) | 24-7, Kita-shinagawa 2-chome, Shinagawa-ku, Tokyo | Trust beneficial interest | 1,487.13 | 2,300 | 1,915 |
| 10078 | JMF-Residence Ikebukuro 1-chome (Note 5) | 16-15, Ikebukuro 1-chome, Toshima-ku, Tokyo | Trust beneficial interest | 1,357.18 | 1,830 | 1,699 |
| 10079 | JMF-Bldg. Nakano 01 | 19-2, Nakano 2-chome, Nakano-ku, Tokyo | Trust beneficial interest | 3,023.17 | 4,200 | 4,047 |
| 10080 | JMF-Residence Fujisawa (Note 5) | 1-28, Kawana 1-chome, Fujisawa-shi, Kanagawa | Trust beneficial interest | 1,711.13 | 1,320 | 1,299 |
| 10081 | JMF-Residence Shin-Yokohama (Note 5) | 18-15, Shi-Yokohama 2-chome, Kohoku-ku, Yokohama-shi, Kanagawa | Trust beneficial interest | 3,989.11 | 3,380 | 3,322 |
| 10082 | JMF-Residence Akabane Shimo (Note 5) | 4-13, Shimo 1-chome, Kita-ku, Tokyo | Trust beneficial interest | 2,740.30 | 2,430 | 2,299 |
| 10083 | JMF-Residence Machida (Note 5) | 21-24, Haramachida 2-chome, Machida-shi, Tokyo | Real property | 4,693.77 | 4,290 | 4,215 |
| 20002 | Kyoto Family | 1-1, Ikejiricho, Yamanouchi, Ukyo-ku, Kyoto-shi, Kyoto | Trust beneficial interest | 19,735.47 | 5,590 | 5,721 |
| 20003 | Kawaramachi OPA | 385, Komeyacho, Shijo-agaru, Kawaramachidori, Nakagyo-ku, Kyoto-shi, Kyoto | Trust beneficial interest | 18,848.20 | 14,000 | 17,790 |
| 20004 | AEON MALL Tsurumi Ryokuchi | 17-1, Tsurumi 4-chome, Tsurumi-ku, Osaka-shi, Osaka | Trust beneficial interest | 138,538.63 | 19,200 | 16,485 |
| 20005 | AEON MALL Itami | 1-1, Fujinoki 1-chome, Itami-shi, Hyogo | Trust beneficial interest | 157,904.26 | 17,300 | 18,360 |
| 20006 | Ario Otori | 199-12, Otori Minami-cho 3-cho, Nishi-ku, Sakai-shi, Osaka, etc. | Trust beneficial interest | 95,135.36 | 14,300 | 12,712 |

| No. (Note 1) | Name of property | Location (Note 2) | Form of ownership | Leasable area (Note 3) (m ²) | Appraisal value at end of period (Note 4) (Millions of yen) | Net book value (Millions of yen) |
|-----------------|---|---|---------------------------|---|---|--|
| 20007 | AEON MALL Kobe Kita | 1-1, Kouzudai 8-chome, Kita-ku, Kobe-shi, Hyogo | Trust beneficial interest | 128,050.62 | 11,830 | 7,704 |
| 20009 | LIFE Shimodera (Land with leasehold interest) | 5-23, Shimodera 2-chome, Naniwa-ku, Osaka-shi, Osaka, etc. | Real property | 4,344.18 | 2,070 | 1,717 |
| 20010 | LIFE Taiheiji (Land with leasehold interest) | 43-6, Taiheiji 2-chome, Higashi Osaka-shi, Osaka | Real property | 3,898.01 | 1,100 | 1,304 |
| 20011 | G-Bldg. Shinsaibashi 01 | 5-3, Sinsaibashi-suji 2-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 966.52 | 3,590 | 1,606 |
| 20012 | Round1 Stadium Sennichimae (Land with leasehold interest) | 1, Namba 1-chome, Chuo-ku, Osaka-shi, Osaka, etc. | Trust beneficial interest | 1,711.63 | 12,900 | 8,091 |
| 20013 | G-Bldg. Shinsaibashi 02 | 3-24, Shinsaibashi-suji 1-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 948.72 | 8,080 | 4,206 |
| 20014 | Izumisano Shofudai (Land with leasehold interest) | 1138-1, Shofudai 1-chome, Izumisano-shi, Osaka | Trust beneficial interest | 44,009.52 | 2,500 | 2,657 |
| 20015 | Round1 Stadium Sakai Chuo Kanjyo | 241, Ishihara-cho 2-cho, Higashi-ku Sakai-shi, Osaka | Trust beneficial interest | 17,521.46 | 2,280 | 1,516 |
| 20016 | pivo Izumi Chuo | 1-2, Ibukino 5-chome, Izumi-shi, Osaka, etc. | Trust beneficial interest | 21,182.94 | 6,240 | 4,970 |
| 20017 | KAMISHIN PLAZA | 6-12, Osumi 1-chome, Higashiyodogawa-ku, Osaka-shi, Osaka | Trust beneficial interest | 12,651.05 | 5,230 | 4,382 |
| 20018 | Round1 Kyoto Kawaramachi | 585, Uraderacho, Shijo-agaru yori Rokkaku-sagaru made, Teramachi-dori, Nakagyō-ku, Kyoto-shi, Kyoto, etc. | Trust beneficial interest | 8,821.66 | 3,660 | 2,691 |
| 20019 | G-Bldg. Shinsaibashi 03 | 2-14, Shinsaibashi-suji 1-chome, Chuo-ku, Osaka-shi, Osaka, etc. | Trust beneficial interest | 5,319.30 | 31,100 | 30,229 |
| 20021 | m-city Toyonaka | 2-18, Hinode-cho, 2-chome, Toyonaka-shi, Osaka | Trust beneficial interest | 33,301.93 | 6,530 | 4,992 |
| 20022 | EDION Kyobashi (Land with leasehold interest) | 53-1, Gamō 1-chome, Joto-ku, Osaka-shi, Osaka, etc. | Trust beneficial interest | 4,307.16 | 5,990 | 5,756 |
| 20023 | JMF-Bldg. Abeno 01 | 4-7, Abenosuji 1-chome, Abeno-ku, Osaka-shi, Osaka | Trust beneficial interest | 4,757.35 | 5,390 | 4,586 |
| 20024 | JMF-Bldg. Umeda 01 | 15-22, Chayamachi, Kita-ku, Osaka-shi, Osaka | Trust beneficial interest | 3,529.51 | 10,200 | 9,703 |
| 20025 | G-Bldg. Shinsaibashi 04 | 10-5, Minamisenba 3-chome, Chuo-ku, Osaka-shi, Osaka, etc. | Trust beneficial interest | 1,610.63 | 3,010 | 3,296 |
| 20026 | JMF-Bldg. Kyoto Kawaramachi 01 | 235, Yamazakicho 2-chome, Sanjo-sagaru, Kawaramachi-dori, Nakagyō-ku, Kyoto-shi, Kyoto | Trust beneficial interest | 2,407.32 | 2,440 | 2,143 |
| 20027 | JMF-Bldg. Midosuji 01 | 10-25, Minamisenba 3-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 2,393.40 | 9,260 | 10,616 |
| 20028 | G-Bldg. Kobe Sannomiya 01 | 1-15 Kitagasa-dori 3-chome, Chuo-ku, Kobe-shi, Hyogo | Trust beneficial interest | 3,750.38 | 3,040 | 3,114 |
| 20030 | G-Bldg. Midosuji 02 | 8-18 Shinsaibashisuiji 2-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 1,428.28 | 31,500 | 15,505 |
| 20031 | Twin 21 (Note 5) | 1-61 Shiromi 2-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 84,964.88 | 65,400 | 60,166 |
| 20032 | JMF-Bldg. Kitahama 01 (Note 5) | 6-7 Doshomachi 1-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 10,189.49 | 13,000 | 11,227 |
| 20033 | JMF-Bldg. Osaka Fukushima 01 (Note 5) | 15-26, Fukushima 7-chome, Fukushima-ku, Osaka-shi, Osaka | Trust beneficial interest | 10,078.72 | 9,840 | 8,517 |
| 20034 | JMF-Bldg. Higobashi 01 (Note 5) | 5-16 Edobori 1-chome, Nishi-ku, Osaka-shi, Osaka | Trust beneficial interest | 4,655.57 | 5,310 | 4,269 |
| 20035 | Konami Sports Club Kyobashi | 8-17 Higashinoda-machi 1-chome, Miyakojima-ku, Osaka-shi, Osaka | Trust beneficial interest | 9,586.26 | 3,010 | 3,350 |
| 20036 | JMF-Bldg. Imabashi 01 (Note 5) | 3-16 Imabashi 2-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 4,277.63 | 2,810 | 2,565 |

| No. (Note 1) | Name of property | Location (Note 2) | Form of ownership | Leasable area (Note 3) (m ²) | Appraisal value at end of period (Note 4) (Millions of yen) | Net book value (Millions of yen) |
|-----------------|--|---|---------------------------|---|---|--|
| 20037 | JMF-Bldg. Nishi Hommachi 01 (Note 5) | 6-1 Awaza 1-chome, Nishi-ku, Osaka-shi, Osaka | Trust beneficial interest | 3,849.06 | 2,990 | 2,616 |
| 20038 | G-Bldg. Shinsaibashi 05 | 8-5 Shinsaibashi-suji 2-chome, Chuo-ku, Osaka-shi, Osaka | Trust beneficial interest | 999.29 | 13,500 | 9,099 |
| 20039 | JMF-Residence Osaka Noda (Note 5) | 1-20, Tamagawa 3-chome, Fukushima-ku, Osaka-shi, Osaka | Trust beneficial interest | 1,989.40 | 1,520 | 1,452 |
| 20040 | JMF-Residence Osaka Fukushima (Note 5) | 10-5, Oyodominami 1-chome, Kita-ku, Osaka-shi, Osaka | Trust beneficial interest | 2,013.84 | 1,750 | 1,530 |
| 30001 | AEON Yagoto | 2-1, Ishizaka, Kojimachi-aza, Showa-ku, Nagoya-shi, Aichi | Trust beneficial interest | 63,810.69 | 3,600 | 3,002 |
| 30002 | mozo wonder city (Note 6) | 40-1, Futakatacho, Nishi-ku, Nagoya-shi, Aichi, etc. | Trust beneficial interest | 86,370.52 | 64,200 | 48,474 |
| 30003 | G-Bldg. Nagoya Sakae 01 | 27-24, Sakae 3-chome, Naka-ku, Nagoya-shi, Aichi | Real property | 794.02 | 1,300 | 1,898 |
| 30004 | Valor Kachigawa (Land with leasehold interest) | 1-1 Onocho 2-chome, Kasugai-shi, Aichi | Trust beneficial interest | 20,509.10 | 3,250 | 3,205 |
| 30005 | JMF-Residence Meiekinami (Note 5) | 3-16, Meiekinami 3-chome, Nakamura-ku, Nagoya-shi, Aichi | Trust beneficial interest | 3,828.20 | 2,420 | 2,355 |
| 90001 | Nara Family (Note 6) | 4-1, Saidaiji-higashimachi 2-chome, Nara-shi, Nara | Trust beneficial interest | 83,297.41 | 36,700 | 32,661 |
| 90002 | AEON MALL Sapporo Naebo | 1-1, Higashinaebo 2jo 3-chome, Higashi-ku, Sapporo-shi, Hokkaido | Trust beneficial interest | 74,625.52 | 9,260 | 5,801 |
| 90003 | AEON Naha Shopping Center | 10-2, Kanagusuku 5-chome, Naha-shi, Okinawa | Trust beneficial interest | 79,090.48 | 10,700 | 9,178 |
| 90004 | Oyama Yuen Harvest Walk (Note 5) | 1475-52, Aza-kaido-nishi, Oaza-Kizawa, Oyama-shi, Tochigi, etc. | Trust beneficial interest | 60,171.65 | 9,680 | 7,189 |
| 90005 | AEON MALL Sapporo Hassamu | 1-1, Hassamu 8jo 12-chome, Nishi-ku, Sapporo-shi, Hokkaido | Trust beneficial interest | 102,162.16 | 24,800 | 13,717 |
| 90006 | MrMax Nagasaki | 26-1, Iwami machi, Nagasaki-shi, Nagasaki, etc. | Trust beneficial interest | 12,115.09 | 3,220 | 2,375 |
| 90007 | Tec LIFE SELECT Fukuoka Shime Honten | 2-1, Minamizato 5-chome, Shime-machi, Kasuy-a-gun, Fukuoka | Trust beneficial interest | (Note 7) | 6,830 | 4,043 |
| 90008 | Round1 Hiroshima | 3-11, Tatemachi, Naka-ku, Hiroshima-shi, Hiroshima | Trust beneficial interest | 9,890.63 | 4,150 | 2,653 |
| 90009 | DFS T GALLERIA OKINAWA | 1-1, Omoromachi 4-chome, Naha-shi, Okinawa | Trust beneficial interest | 41,845.28 | 18,100 | 14,025 |
| 90010 | G-Bldg. Sendai Ichibancho 01 | 5-12, Ichibancho 3-chome, Aoba-ku, Sendai-shi, Miyagi | Real property | 2,387.17 | 4,410 | 4,407 |
| 90011 | G-Bldg. Naha-shintoshin 01 | 5-33, Omoromachi 2-chome, Naha-shi, Okinawa | Trust beneficial interest | (Note 7) | 6,670 | 5,432 |
| 90012 | JMF-Bldg. Tenjin Nishi-dori 01 (Note 5) | 8-22, Tenjin 2-chome, Chuo-ku, Fukuoka-shi, Fukuoka | Trust beneficial interest | 2,658.19 | 4,640 | 5,029 |
| 90013 | G-Bldg. Tenjin Nishi-dori 02 | 12-64, Daimyo 1-chome, Chuo-ku, Fukuoka-shi, Fukuoka | Trust beneficial interest | 1,496.56 | 5,610 | 5,177 |
| 90014 | JMF-Bldg. Sendai 01 (Note 5) | 10-3 Chuo 4-chome, Aoba-ku, Sendai-shi, Miyagi | Trust beneficial interest | 13,079.19 | 7,530 | 6,825 |
| 90015 | Dormy Inn Hakata Gion (Note 5) | 1-12 Reisen-machi, Hakata-ku, Fukuoka-shi, Fukuoka | Trust beneficial interest | 5,554.91 | 4,390 | 4,400 |
| 90016 | JMF-Residence Chihaya (Note 5) | 4-25 Chihaya 5-chome, Higashi-ku, Fukuoka-shi, Fukuoka | Trust beneficial interest | 10,331.46 | 4,090 | 3,444 |
| 90017 | Karuizawa Commongrounds (Land with leasehold interest) | 1689-2, Aza-Toriiharawaki, Oaza-Nagakura, Karuizawa-machi, Kitasaku-gun, Nagano, etc. | Real property | 11,315.43 | 535 | 519 |
| Total | | | | 2,537,183.65 | 1,344,515 | 1,149,563 |

- Note 1 JMF uses property number for investment properties. The same applies hereinafter.
- Note 2 “Location” means the residence indication or the location indicated in the land registry book.
- Note 3 Regardless the share of co-ownership or quasi-co-ownership, “Leasable area” means the total area of the building or land with leasehold interest of each property leasable as stores, offices, etc. indicated in the lease agreement or the plan of such property and it does not include the leasable area of warehouses
- Note 4 “Appraisal value at end of period” shows the value appraised or researched by the real estate appraiser (CBRE K.K., Daiwa Real Estate Appraisal Co., Ltd., Japan Real Estate Institute, Tanizawa Sōgō Appraisal Co., Ltd. and JLL Morii Valuation & Advisory K.K.) in accordance with the methods and standard of assets valuation as stipulated in the Articles of Incorporation of JMF as well as the regulations as stipulated by The Investment Trusts Association, Japan.
- Note 5 “Leasable area” for a pass-through master leased property are presented on an end-tenant basis.
- Note 6 “Leasable area” for the property which is leased partially in the form of a pass-through master lease is presented on an end-tenant basis.
- Note 7 “Leasable area” of the property is not disclosed because the consent from the tenant has not been obtained.

Operating results of for the six months ended August 31, 2023 and February 29, 2024 were as follows:

| No. | Name of property | For the six months ended August 31, 2023 | | | | For the six months ended February 29, 2024 | | | |
|-------|--|--|------------------------------------|--|---|--|------------------------------------|--|---|
| | | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) |
| 10001 | Abiko Shopping Plaza | 53 | 99.5 | 634 | 1.6 | 48 | 97.0 | 610 | 1.6 |
| 10002 | G-Bldg. Minami Aoyama 02 (Note 3) | - | - | 92 | 0.2 | - | - | - | - |
| 10003 | Ito-Yokado Yabashira | 1 | 100.0 | 78 | 0.2 | 1 | 100.0 | 78 | 0.2 |
| 10004 | JMF-Bldg. Daikanyama 02 | 3 | 100.0 | 41 | 0.1 | 3 | 100.0 | 40 | 0.1 |
| 10005 | GYRE | 14 | 100.0 | 686 | 1.8 | 13 | 100.0 | 707 | 1.8 |
| 10006 | Ito-Yokado Tsunashima | 1 | 100.0 | 168 | 0.4 | 1 | 100.0 | 168 | 0.4 |
| 10007 | Bic Camera Tachikawa | 2 | 100.0 | 627 | 1.6 | 2 | 100.0 | 628 | 1.6 |
| 10008 | AEON Itabashi Shopping Center | 1 | 100.0 | 716 | 1.8 | 1 | 100.0 | 709 | 1.8 |
| 10009 | JMF-Bldg. Kita Aoyama 01 | 2 | 64.5 | 21 | 0.1 | 2 | 64.5 | 18 | 0.0 |
| 10011 | SEIYU Hibarigaoka | 1 | 100.0 | 249 | 0.6 | 1 | 100.0 | 249 | 0.6 |
| 10012 | JMF-Bldg. Jiyugaoka 01 | 4 | 100.0 | 109 | 0.3 | 4 | 100.0 | 108 | 0.3 |
| 10013 | Cheers Ginza | 10 | 100.0 | 101 | 0.3 | 10 | 100.0 | 111 | 0.3 |
| 10014 | Higashi-Totsuka Aurora City | 5 | 100.0 | 1,262 | 3.2 | 5 | 100.0 | 1,263 | 3.2 |
| 10016 | G-Bldg. Jingumae 06 | 4 | 100.0 | 54 | 0.1 | 4 | 100.0 | 54 | 0.1 |
| 10017 | G-Bldg. Jingumae 01 | 2 | 100.0 | 82 | 0.2 | 2 | 100.0 | 82 | 0.2 |
| 10020 | AEON MALL Musashi Murayama | 1 | 100.0 | 920 | 2.4 | 1 | 100.0 | 917 | 2.4 |
| 10021 | La Porte Aoyama (Note 4) | 24 | 100.0 | 288 | 0.7 | 23 | 97.1 | 286 | 0.7 |
| 10023 | JMF-Bldg. Jingumae 01 | 8 | 100.0 | 83 | 0.2 | 7 | 86.3 | 88 | 0.2 |
| 10024 | G-Bldg. Minami-Ikebukuro 01 (Note 4) | 8 | 100.0 | 263 | 0.7 | 8 | 100.0 | 250 | 0.6 |
| 10025 | Makuhari Plaza | 5 | 100.0 | 212 | 0.5 | 5 | 100.0 | 213 | 0.5 |
| 10026 | Urban Terrace Jingumae | 2 | 100.0 | 106 | 0.3 | 2 | 100.0 | 107 | 0.3 |
| 10027 | Round1 Machida | 1 | 100.0 | 90 | 0.2 | 1 | 100.0 | 90 | 0.2 |
| 10028 | Round1 Stadium Itabashi | 1 | 100.0 | 95 | 0.2 | 1 | 100.0 | 95 | 0.2 |
| 10029 | Arkangel Daikanyama (Land with leasehold interest) | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10030 | G-Bldg. Omotesando 01 | 1 | 100.0 | 135 | 0.3 | 1 | 100.0 | 135 | 0.3 |
| 10031 | Round1 Yokohama Station West | 1 | 100.0 | 114 | 0.3 | 1 | 100.0 | 114 | 0.3 |
| 10032 | G-Bldg. Sangenjaya 01 | 3 | 100.0 | 179 | 0.5 | 3 | 100.0 | 178 | 0.5 |
| 10035 | Colline Bajikouen | 10 | 100.0 | 138 | 0.4 | 10 | 100.0 | 136 | 0.4 |
| 10036 | KAWASAKI Le FRONT | 67 | 100.0 | 1,995 | 5.1 | 66 | 100.0 | 1,921 | 4.9 |
| 10037 | JMF-Bldg. Shibuya 01 | 2 | 100.0 | 98 | 0.3 | 2 | 100.0 | 99 | 0.3 |
| 10038 | G-Bldg. Omotesando 02 | 6 | 100.0 | 376 | 1.0 | 6 | 100.0 | 374 | 1.0 |
| 10039 | G-Bldg. Kichijoji 01 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10040 | CUTE CUBE HARAJUKU | 10 | 100.0 | 162 | 0.4 | 10 | 100.0 | 165 | 0.4 |
| 10041 | G-Bldg. Ueno 01 | 1 | 100.0 | 76 | 0.2 | 1 | 100.0 | 76 | 0.2 |
| 10042 | JMF-Bldg. Takadanobaba 01 | 14 | 100.0 | 169 | 0.4 | 14 | 100.0 | 170 | 0.4 |

| No. | Name of property | For the six months ended August 31, 2023 | | | | For the six months ended February 29, 2024 | | | |
|-------|---|--|------------------------------------|--|---|--|------------------------------------|--|---|
| | | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) |
| 10043 | G-Bldg. Akihabara 01 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10044 | G-Bldg. Akihabara 02 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10045 | G-Bldg. Kichijoji 02 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10046 | JMF-Bldg. Ginza Chuo-Dori 01 | 10 | 100.0 | 99 | 0.3 | 10 | 100.0 | 123 | 0.3 |
| 10047 | MARINE & WALK YOKOHAMA | 26 | 100.0 | 441 | 1.1 | 26 | 100.0 | 444 | 1.1 |
| 10048 | G-Bldg. Jingumae 07 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10049 | G-Bldg. Minami Aoyama 03 (Note 4) | 5 | 88.0 | 174 | 0.4 | 6 | 100.0 | 148 | 0.4 |
| 10050 | JMF-Bldg. Jingumae 02 | 3 | 100.0 | 47 | 0.1 | 3 | 100.0 | 46 | 0.1 |
| 10051 | Round1 Stadium Kawasaki Daishi | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10052 | m-city Kashiwa | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10053 | JMF-Bldg. Jingumae 03 | 6 | 100.0 | 73 | 0.2 | 6 | 100.0 | 105 | 0.3 |
| 10054 | Machinoma Omori | 34 | 100.0 | 390 | 1.0 | 34 | 100.0 | 381 | 1.0 |
| 10055 | JMF-Bldg. Daikanyama 01 | 9 | 100.0 | 105 | 0.3 | 9 | 100.0 | 101 | 0.3 |
| 10056 | AEON MALL Tsudanuma | 1 | 100.0 | 738 | 1.9 | 1 | 100.0 | 767 | 2.0 |
| 10057 | JMF-Bldg. Yokohama Bashamichi 01 (Note 4) | 13 | 100.0 | 694 | 1.8 | 13 | 100.0 | 695 | 1.8 |
| 10058 | JMF-Bldg. Kawasaki 01 (Note 4) | 9 | 70.7 | 661 | 1.7 | 10 | 79.4 | 552 | 1.4 |
| 10059 | JMF-Bldg. Shibuya 02 (Note 4) | 5 | 100.0 | 246 | 0.6 | 5 | 100.0 | 363 | 0.9 |
| 10060 | JMF-Bldg. Shibuya 03 (Note 4) | 11 | 100.0 | 291 | 0.7 | 10 | 90.1 | 297 | 0.8 |
| 10061 | JMF-Bldg. Toyokocho 01 (Note 4) | 13 | 95.1 | 252 | 0.6 | 14 | 100.0 | 294 | 0.8 |
| 10062 | OMO3 Tokyo Akasaka (Note 4) | 2 | 100.0 | (Note 5) | (Note 5) | 2 | 100.0 | (Note 5) | (Note 5) |
| 10063 | JMF-Bldg. Nihombashi Hamacho 01 (Note 4) | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 10064 | JMF-Bldg. Toyokocho 02 (Note 4) | 18 | 96.7 | 263 | 0.7 | 18 | 96.7 | 263 | 0.7 |
| 10065 | JMF-Bldg. Sasazuka 01 (Note 4) | 12 | 100.0 | 277 | 0.7 | 12 | 100.0 | 276 | 0.7 |
| 10066 | JMF-Bldg. Ueno 01 (Note 4) | 7 | 100.0 | (Note 5) | (Note 5) | 7 | 100.0 | (Note 5) | (Note 5) |
| 10067 | JMF-Bldg. Yokohama 01 (Note 4) | 53 | 100.0 | 394 | 1.0 | 52 | 97.5 | 389 | 1.0 |
| 10068 | JMF-Bldg. Akasaka 01 (Note 4) | 10 | 88.7 | 98 | 0.3 | 10 | 100.0 | 93 | 0.2 |
| 10069 | JMF-Bldg. Kanda01 (Note 4) | 8 | 100.0 | 116 | 0.3 | 8 | 100.0 | 114 | 0.3 |
| 10070 | JMF-Bldg. Edogawabashi 01 (Note 4) | 5 | 100.0 | 94 | 0.2 | 5 | 100.0 | 100 | 0.3 |
| 10071 | JMF-Bldg. Higashi Nihombashi 01 (Note 4) | 8 | 89.7 | 79 | 0.2 | 9 | 100.0 | 85 | 0.2 |
| 10072 | JMF-Bldg. Ichigaya 01 (Note 6) | 30 | 99.4 | 460 | 1.2 | 29 | 98.8 | 459 | 1.2 |
| 10073 | JMF-Bldg. Hiroo 01 (Note 6) | 35 | 96.7 | 189 | 0.5 | 37 | 100.0 | 188 | 0.5 |
| 10074 | JMF-Bldg. Funabashi 01 | 7 | 100.0 | 140 | 0.4 | 7 | 100.0 | 137 | 0.4 |
| 10075 | JMF-Bldg. Akasaka 02 (Note 4) | 12 | 100.0 | 579 | 1.5 | 12 | 100.0 | 709 | 1.8 |
| 10076 | JMF-Residence Gakugeidaigaku (Note 4) | 41 | 100.0 | 33 | 0.1 | 40 | 97.6 | 33 | 0.1 |
| 10077 | JMF-Residence Kita-Shinagawa (Note 4) | 58 | 93.2 | 44 | 0.1 | 59 | 94.6 | 45 | 0.1 |
| 10078 | JMF-Residence Ikebukuro 1-chome (Note 4) | 42 | 95.6 | 35 | 0.1 | 44 | 100.0 | 40 | 0.1 |

| No. | Name of property | For the six months ended August 31, 2023 | | | | For the six months ended February 29, 2024 | | | |
|-------|---|--|------------------------------------|--|---|--|------------------------------------|--|---|
| | | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) |
| 10079 | JMF-Bldg. Nakano 01 | 7 | 100.0 | 91 | 0.2 | 7 | 100.0 | 103 | 0.3 |
| 10080 | JMF-Residence Fujisawa (Note 4) | 71 | 97.3 | 30 | 0.1 | 70 | 95.9 | 35 | 0.1 |
| 10081 | JMF-Residence Shin-Yokohama (Note 4) | 105 | 96.1 | 53 | 0.1 | 106 | 96.5 | 79 | 0.2 |
| 10082 | JMF-Residence Akabane Shimo (Note 4) | 55 | 95.0 | 35 | 0.1 | 58 | 100.0 | 50 | 0.1 |
| 10083 | JMF-Residence Machida (Note 4) | - | - | - | - | 148 | 82.0 | 30 | 0.1 |
| 20002 | Kyoto Family | 59 | 100.0 | 649 | 1.7 | 58 | 99.5 | 580 | 1.5 |
| 20003 | Kawaramachi OPA | 1 | 100.0 | 340 | 0.9 | 1 | 100.0 | 335 | 0.9 |
| 20004 | AEON MALL Tsurumi Ryokuchi (Note 7) | 1 | 100.0 | 864 | 2.2 | 1 | 100.0 | 686 | 1.8 |
| 20005 | AEON MALL Itami | 1 | 100.0 | 585 | 1.5 | 1 | 100.0 | 585 | 1.5 |
| 20006 | Ario Otori | 1 | 100.0 | 549 | 1.4 | 1 | 100.0 | 549 | 1.4 |
| 20007 | AEON MALL Kobe Kita | 1 | 100.0 | 414 | 1.1 | 1 | 100.0 | 403 | 1.0 |
| 20009 | LIFE Shimodera (Land with leasehold interest) | 1 | 100.0 | 56 | 0.1 | 1 | 100.0 | 56 | 0.1 |
| 20010 | LIFE Taiheiji (Land with leasehold interest) | 1 | 100.0 | 48 | 0.1 | 1 | 100.0 | 48 | 0.1 |
| 20011 | G-Bldg. Shinsaibashi 01 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20012 | Round1 Stadium Sennichimae (Land with leasehold interest) | 1 | 100.0 | 240 | 0.6 | 1 | 100.0 | 240 | 0.6 |
| 20013 | G-Bldg. Shinsaibashi 02 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20014 | Izumisano Shofudai (Land with leasehold interest) | 2 | 100.0 | (Note 5) | (Note 5) | 2 | 100.0 | (Note 5) | (Note 5) |
| 20015 | Round1 Stadium Sakai Chuo Kanjyo | 1 | 100.0 | 82 | 0.2 | 1 | 100.0 | 82 | 0.2 |
| 20016 | pivo Izumi Chuo | 17 | 96.2 | (Note 5) | (Note 5) | 17 | 96.2 | (Note 5) | (Note 5) |
| 20017 | KAMISHIN PLAZA | 37 | 100.0 | 320 | 0.8 | 30 | 89.8 | 321 | 0.8 |
| 20018 | Round1 Kyoto Kawaramachi | 1 | 100.0 | 104 | 0.3 | 1 | 100.0 | 104 | 0.3 |
| 20019 | G-Bldg. Shinsaibashi 03 | 3 | 12.9 | (Note 5) | (Note 5) | 4 | 100.0 | (Note 5) | (Note 5) |
| 20020 | Round1 Stadium Takatsuki (Note 8) | - | - | 16 | 0.0 | - | - | - | - |
| 20021 | m-city Toyonaka | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20022 | EDION Kyobashi (Land with leasehold interest) | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20023 | JMF-Bldg. Abeno 01 | 10 | 100.0 | 157 | 0.4 | 10 | 100.0 | 157 | 0.4 |
| 20024 | JMF-Bldg. Umeda 01 | 12 | 100.0 | 210 | 0.5 | 12 | 100.0 | 221 | 0.6 |
| 20025 | G-Bldg. Shinsaibashi 04 | 5 | 100.0 | 80 | 0.2 | 5 | 100.0 | 87 | 0.2 |
| 20026 | JMF-Bldg. Kyoto Kawaramachi 01 | 4 | 100.0 | 76 | 0.2 | 4 | 100.0 | 76 | 0.2 |
| 20027 | JMF-Bldg. Midosuji 01 | 2 | 100.0 | (Note 5) | (Note 5) | 2 | 100.0 | (Note 5) | (Note 5) |
| 20028 | G-Bldg. Kobe Sannomiya 01 | 5 | 100.0 | (Note 5) | (Note 5) | 5 | 100.0 | (Note 5) | (Note 5) |
| 20029 | Round1 Sannomiya Station (Note 9) | 1 | 100.0 | (Note 5) | (Note 5) | - | - | (Note 5) | (Note 5) |
| 20030 | G-Bldg. Midosuji 02 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20031 | Twin 21 (Note 4) | 110 | 98.9 | 2,459 | 6.3 | 112 | 96.6 | 2,474 | 6.3 |
| 20032 | JMF-Bldg. Kitahama 01 (Note 4) | 10 | 100.0 | 344 | 0.9 | 10 | 100.0 | 339 | 0.9 |
| 20033 | JMF-Bldg. Osaka Fukushima 01 (Note 4) | 25 | 98.6 | 292 | 0.7 | 26 | 100.0 | 300 | 0.8 |

| No. | Name of property | For the six months ended August 31, 2023 | | | | For the six months ended February 29, 2024 | | | |
|-------|--|--|------------------------------------|--|---|--|------------------------------------|--|---|
| | | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) | Number of tenants (Note 1) | Occupancy ratio (Note 2) (%) | Rent and other operating revenues (Millions of yen) | Ratio of rent revenue to total rent revenues (Note 2) (%) |
| 20034 | JMF-Bldg. Higobashi 01 (Note 4) | 12 | 80.3 | 128 | 0.3 | 14 | 100.0 | 112 | 0.3 |
| 20035 | Konami Sports Club Kyobashi | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20036 | JMF-Bldg. Imabashi 01 (Note 4) | 20 | 100.0 | 114 | 0.3 | 20 | 100.0 | 115 | 0.3 |
| 20037 | JMF-Bldg. Nishi Hommachi 01 (Note 4) | 20 | 97.0 | 105 | 0.3 | 20 | 100.0 | 103 | 0.3 |
| 20038 | G-Bldg. Shinsaibashi 05 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 20039 | JMF-Residence Osaka Noda (Note 4) | 65 | 93.1 | 38 | 0.1 | 70 | 100.0 | 37 | 0.1 |
| 20040 | JMF-Residence Osaka Fukushima (Note 4) | 79 | 94.0 | 39 | 0.1 | 82 | 97.6 | 39 | 0.1 |
| 30001 | AEON Yagoto | 1 | 100.0 | 127 | 0.3 | 2 | 100.0 | 125 | 0.3 |
| 30002 | mozo wonder city (Note 6) | 220 | 99.9 | 3,382 | 8.7 | 221 | 99.8 | 3,341 | 8.6 |
| 30003 | G-Bldg. Nagoya Sakae 01 | 2 | 50.9 | (Note 5) | (Note 5) | 2 | 50.9 | (Note 5) | (Note 5) |
| 30004 | Valor Kachigawa (Land with leasehold interest) | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 30005 | JMF-Residence Meiekininami (Note 4) | - | - | - | - | 42 | 85.7 | 19 | 0.1 |
| 90001 | Nara Family (Note 6) | 110 | 99.8 | 1,818 | 4.7 | 109 | 99.7 | 1,796 | 4.6 |
| 90002 | AEON MALL Sapporo Naebo | 1 | 100.0 | 375 | 1.0 | 1 | 100.0 | 368 | 0.9 |
| 90003 | AEON Naha Shopping Center | 1 | 100.0 | 377 | 1.0 | 1 | 100.0 | 374 | 1.0 |
| 90004 | Oyama Yuen Harvest Walk (Note 4) | 67 | 99.7 | 770 | 2.0 | 66 | 99.6 | 792 | 2.0 |
| 90005 | AEON MALL Sapporo Hassamu | 1 | 100.0 | 583 | 1.5 | 1 | 100.0 | 636 | 1.6 |
| 90006 | MrMax Nagasaki | 2 | 100.0 | (Note 5) | (Note 5) | 2 | 100.0 | (Note 5) | (Note 5) |
| 90007 | Tecc LIFE SELECT Fukuoka Shime Honten | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 90008 | Round1 Hiroshima | 1 | 100.0 | 119 | 0.3 | 1 | 100.0 | 119 | 0.3 |
| 90009 | DFS T GALLERIA OKINAWA | 1 | 100.0 | 530 | 1.4 | 1 | 100.0 | 534 | 1.4 |
| 90010 | G-Bldg. Sendai Ichibancho 01 | 1 | 100.0 | 83 | 0.2 | 1 | 100.0 | 87 | 0.2 |
| 90011 | G-Bldg. Naha-shintoshin 01 | 2 | 100.0 | (Note 5) | (Note 5) | 2 | 100.0 | (Note 5) | (Note 5) |
| 90012 | JMF-Bldg. Tenjin Nishi-dori 01 (Note 4) | 8 | 88.6 | 112 | 0.3 | 9 | 100.0 | 88 | 0.2 |
| 90013 | G-Bldg. Tenjin Nishi-dori 02 | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| 90014 | JMF-Bldg. Sendai 01 (Note 4) | 82 | 96.0 | 309 | 0.8 | 86 | 98.4 | 312 | 0.8 |
| 90015 | Dormy Inn Hakata Gion (Note 4) | 2 | 100.0 | (Note 5) | (Note 5) | 2 | 100.0 | (Note 5) | (Note 5) |
| 90016 | JMF-Residence Chihaya (Note 4) | 148 | 98.6 | 116 | 0.3 | 143 | 94.2 | 112 | 0.3 |
| 90017 | Karuizawa Commongrounds (Land with leasehold interest) | 1 | 100.0 | (Note 5) | (Note 5) | 1 | 100.0 | (Note 5) | (Note 5) |
| Total | | 2,177 | 99.2 | 39,017 | 100.0 | 2,371 | 99.3 | 39,037 | 100.0 |

Note 1 “Number of tenants” is based upon the numbers of the lease agreements of the building or land with leasehold interest of each such property used as stores, offices, etc.

Note 2 “Occupancy ratio” (percentage of leased area against the leasable area at the end of accounting period) and “Ratio of rent revenue to total rent revenues” are calculated by rounding to the nearest first decimal place.

Note 3 JMF sold the property on August 31, 2023.

Note 4 “Number of tenants” and “Occupancy ratio” for a pass-through master leased property are presented on an end-tenant basis.

Note 5 Rent revenue of the property is not disclosed because the consent from the tenant has not been obtained.

Note 6 “Number of tenants” and “Occupancy ratio” for the properties which are leased partially in the form of a pass-through master lease are presented on an end-tenant basis.

Note 7 JMF sold 25% quasi-co-ownership interest of the property on September 29, 2023.

Note 8 JMF sold the property on April 4, 2023.

Note 9 JMF sold the property on February 29, 2024.

(3) Capital expenditures for property

1. Schedule of capital expenditures

The significant plan for capital expenditures on property maintenance as of February 29, 2024 was as below. The amounts of estimated cost shown in the below table are including expenses which will be charged to income.

(Millions of yen)

| Name of property | Location | Purpose | Scheduled term for construction or maintenance | Estimated cost | | |
|--|-------------------------------------|--|--|----------------|--|---------------------------|
| | | | | Total | Advanced payment | |
| | | | | | Payment for the six months ended February 29, 2024 | Total of advanced payment |
| For the six months ending August 31, 2024 (the 45th fiscal period from March 1, 2024 to August 31, 2024) | | | | | | |
| KAWASAKI Le FRONT | Kawasaki-ku, Kawasaki-shi, Kanagawa | Renewal ofelectrical substation equipment | April, 2021 to March, 2024 | 1,375 | - | 712 |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Repair ofouter wall | October, 2023 to August, 2024 | 170 | - | 13 |
| JMF-Bldg. Yokohama Bashamichi 01 | Naka-ku, Yokohama-shi, Kanagawa | Renewal oflighting equipment at exclusive area | October, 2023 to August, 2024 | 132 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal ofescalator | November, 2023 to June, 2024 | 103 | - | - |
| KAWASAKI Le FRONT | Kawasaki-ku, Kawasaki-shi, Kanagawa | Renewal ofelevator | January, 2024 to March, 2024 | 100 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Construction for raising floor | November, 2023 to March, 2024 | 99 | - | - |
| AEON MALL Sapporo Hassamu | Nishi-ku, Sapporo-shi, Hokkaido | Repair ofouter wall | May, 2024 to July, 2024 | 98 | - | - |
| AEON MALL Musashi Murayama | Musashimurayama-shi, Tokyo | Renewal ofPAC air conditioner | March, 2024 to June, 2024 | 86 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal ofelevator | March, 2024 to August, 2024 | 85 | - | - |
| DFS T GALLERIA OKINAWA | Naha-shi, Okinawa | Renewal ofAHU air conditioner | March, 2024 to April, 2024 | 81 | - | - |
| JMF-Bldg. Toyochō 02 | Koto-ku, Tokyo | Renewal ofelevator | February, 2024 to July, 2024 | 81 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal ofcommon space at standard floor | November, 2023 to March, 2024 | 77 | - | - |
| Abiko Shopping Plaza | Abiko-shi, Chiba | Rezoning construction at 2nd floor | July, 2024 | 74 | 0 | 0 |
| Oyama Yuen Harvest Walk | Oyama-shi, Tochigi | Repair ofrest room | February, 2024 to April, 2024 | 65 | - | - |
| AEON MALL Musashi Murayama | Musashimurayama-shi, Tokyo | Renewal ofshutter main parts | May, 2024 to July, 2024 | 57 | - | - |
| GYRE | Shibuya-ku, Tokyo | Renewal ofrest roomat 3rd floor | March, 2024 to April, 2024 | 55 | 5 | 5 |
| Higashi-Totsuka Aurora City | Totsuka-ku, Yokohama-shi, Kanagawa | Renewal ofair conditioning systemat SEIBU building | May, 2024 to July, 2024 | 51 | - | - |
| AEON MALL Itami | Itami-shi, Hyogo | Renewal ofFCU | March, 2024 to July, 2024 | 50 | - | - |
| DFS T GALLERIA OKINAWA | Naha-shi, Okinawa | Renewal ofrefrigerator | March, 2024 to May, 2024 | 50 | - | - |
| For the six months ending February 28, 2025 (the 46th fiscal period from September 1, 2024 to February 28, 2025) | | | | | | |
| G-Bldg. Minami-Ikebukuro 01 | Toshima-ku, Tokyo | Renewal offacility | April, 2024 to December, 2024 | 417 | - | 37 |
| AEON MALL Tsudanuma | Narashino-shi, Chiba | Renewal ofabsorption chiller heater | November, 2024 | 209 | - | - |
| JMF-Bldg. Ueno 01 | Taito-ku, Tokyo | Renewal ofair conditioning system | July, 2023 to February, 2025 | 207 | - | 5 |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Repair ofouter wall | October, 2024 to February, 2025 | 151 | - | - |
| AEON MALL Sapporo Hassamu | Nishi-ku, Sapporo-shi, Hokkaido | Repair ofouter wall | July, 2024 to January, 2025 | 145 | - | - |
| KAWASAKI Le FRONT | Kawasaki-ku, Kawasaki-shi, Kanagawa | Renewal ofelevator | September, 2024 | 115 | - | - |
| AEON MALL Itami | Itami-shi, Hyogo | Waterproofing construction of rooftop | October, 2024 to February, 2025 | 102 | - | - |
| DFS T GALLERIA OKINAWA | Naha-shi, Okinawa | Renewal ofAHU air conditioner | September, 2024 to December, 2024 | 97 | - | - |

(Millions of yen)

| Name of property | Location | Purpose | Scheduled term for construction or maintenance | Estimated cost | | |
|-----------------------------|-------------------------------------|--|--|----------------|--|---------------------------|
| | | | | Total | Advanced payment | |
| | | | | | Payment for the six months ended February 29, 2024 | Total of advanced payment |
| AEON MALL Musashi Murayama | Musashimurayama-shi, Tokyo | Renewal of PAC air conditioner | January, 2024 to January, 2025 | 86 | - | - |
| m-city Toyonaka | Toyonaka-shi, Osaka | Repair of outer wall | September, 2024 to December, 2024 | 86 | - | - |
| Oyama Yuen Harvest Walk | Oyama-shi, Tochigi | Repair of rest room | November, 2024 to January, 2025 | 81 | - | - |
| mozo wonder city | Nishi-ku, Nagoya-shi, Aichi | Construction of exhaust fan at parking tower | July, 2024 to December, 2024 | 78 | 1 | 1 |
| AEON MALL Itami | Itami-shi, Hyogo | Construction of disaster prevention system | September, 2024 to January, 2025 | 76 | - | - |
| AEON MALL Musashi Murayama | Musashimurayama-shi, Tokyo | Renewal of electrical substation equipment | January, 2024 to January, 2025 | 74 | - | - |
| DFS T GALLERIA OKINAWA | Naha-shi, Okinawa | Renewal of refrigerator | September, 2024 to December, 2024 | 73 | - | - |
| JMF-Bldg. Toyochō 02 | Koto-ku, Tokyo | Repair of outer wall | September, 2024 to February, 2025 | 68 | - | - |
| AEON MALL Tsurumi Ryokuchi | Tsurumi-ku, Osaka-shi, Osaka | Renewal of package air conditioner | September, 2024 to November, 2024 | 63 | - | - |
| Nara Family | Nara-shi, Nara | Renewal construction of fire extinguisher equipment | December, 2024 | 61 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal of escalator | June, 2024 to February, 2025 | 57 | - | - |
| mozo wonder city | Nishi-ku, Nagoya-shi, Aichi | Renewal of GHP at SPORTS building | July, 2024 to December, 2024 | 57 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal of air conditioning system at standard floor | November, 2024 to February, 2025 | 55 | - | - |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal of central monitoring equipment | November, 2024 to February, 2025 | 52 | - | - |
| KAWASAKI Le FRONT | Kawasaki-ku, Kawasaki-shi, Kanagawa | Renewal of PAC at Yodobashi side | September, 2024 | 51 | - | - |
| Higashi-Totsuka Aurora City | Totsuka-ku, Yokohama-shi, Kanagawa | Repair of outer wall | November, 2024 to January, 2025 | 51 | - | - |
| Ito-Yokado Tsunashima | Kohoku-ku, Yokohama-shi, Kanagawa | Coating of cylinder slope | August, 2024 to February, 2025 | 51 | - | - |
| AEON MALL Itami | Itami-shi, Hyogo | Renewal of air conditioning system | August, 2024 to January, 2025 | 50 | - | - |

2. Capital expenditures for the six months ended February 29, 2024

Maintenance expenditures on property for the six months ended February 29, 2024 were totaling to ¥5,287 million consisting of ¥4,389 million of capital expenditures stated as below and ¥898 million of repair and maintenance expenses charged to income.

(Millions of yen)

| Name of property | Location | Purpose | Term for construction or maintenance | Capital expenditures |
|----------------------------------|------------------------------------|---|--------------------------------------|----------------------|
| AEON MALL Musashi Murayama | Musashimurayama-shi, Tokyo | Renewal of the central monitoring equipment | October, 2023 to December, 2023 | 229 |
| AEON MALL Tsudanuma | Narashino-shi, Chiba | Renewal of PAC at common area | November, 2023 to December, 2023 | 137 |
| Kyoto Family | Ukyo-ku, Kyoto-shi, Kyoto | Renewal of air conditioning system | November, 2023 to January, 2024 | 92 |
| AEON MALL Musashi Murayama | Musashimurayama-shi, Tokyo | Renewal of PAC air conditioner | February, 2024 | 85 |
| AEON MALL Itami | Itami-shi, Hyogo | Construction of disaster prevention system | December, 2023 to February, 2024 | 75 |
| G-Bldg. Shinsaibashi 03 | Chuo-ku, Osaka-shi, Osaka | Renewal of air conditioning system, disaster prevention equipment and smokeproof wall at A building | September, 2023 to October, 2023 | 70 |
| JMF-Bldg. Yokohama Bashamichi 01 | Naka-ku, Yokohama-shi, Kanagawa | Renewal of air conditioning system | February, 2024 | 67 |
| AEON MALL Sapporo Hassamu | Nishi-ku, Sapporo-shi, Hokkaido | Renewal of EHP and GHP | February, 2024 | 67 |
| JMF-Bldg. Yokohama Bashamichi 01 | Naka-ku, Yokohama-shi, Kanagawa | Renewal of central monitoring equipment | February, 2024 | 63 |
| Bic Camera Tachikawa | Tachikawa-shi, Tokyo | Renewal of escalator at main building | November, 2023 to January, 2024 | 57 |
| Kyoto Family | Ukyo-ku, Kyoto-shi, Kyoto | Enlargement construction of entrance | November, 2023 to February, 2024 | 57 |
| Twin 21 | Chuo-ku, Osaka-shi, Osaka | Renewal of air conditioning system at standard floor | December, 2023 to February, 2024 | 54 |
| AEON MALL Tsudanuma | Narashino-shi, Chiba | Coating of iron part (2nd) | November, 2023 to January, 2024 | 53 |
| JMF-Bldg. Nihombashi Hamacho 01 | Chuo-ku, Tokyo | Renewal of air conditioning system at interior side | September, 2023 to February, 2024 | 52 |
| Higashi-Totsuka Aurora City | Totsuka-ku, Yokohama-shi, Kanagawa | Renewal of air conditioning system at SEIBU building | February, 2024 | 51 |
| AEON MALL Tsurumi Ryokuchi | Tsurumi-ku, Osaka-shi, Osaka | Renewal of guide light | January, 2024 to February, 2024 | 51 |
| Other | - | - | - | 3,122 |
| Total | | | | 4,389 |