

45th



Investor Presentation

August 2024 (45th) Period (March 1, 2024 - August 31, 2024)

Japan Metropolitan Fund Investment Corporation

<https://www.jmf-reit.com/english>

Growth Strategy

Growth cycle driven by internal growth & return of gain on sales

Increase cash flow by management of **urban properties**

Internal Growth

Return of gain on sales /
Utilization of proceeds from the sales

External Growth

Support expansion of growth cycle
: property acquisition / M&A

Improve **total returns**

Enhancing DPU

= Growth in NOI & return of gain on sales

+

Enhancing NAV

= Growth in asset value

Return the full amount of gain on sales in principle

Utilization of proceeds from the sales : property acquisition / repurchase of own investment units

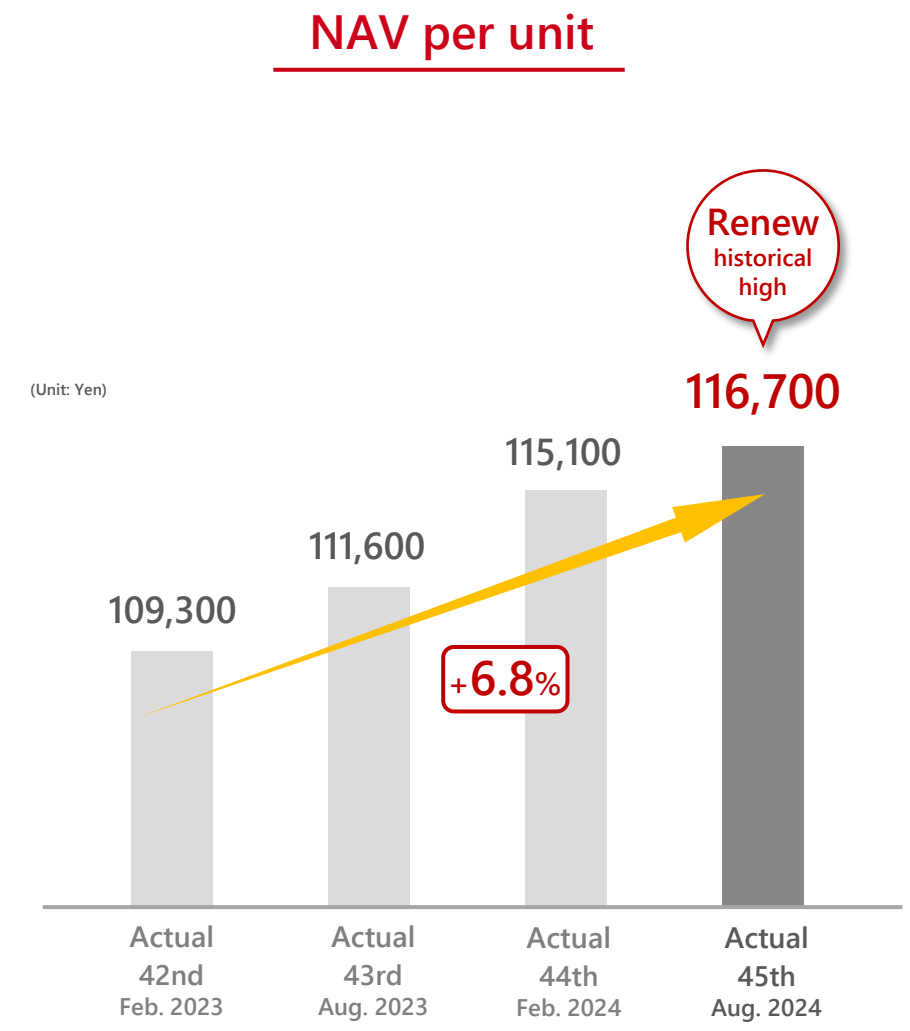
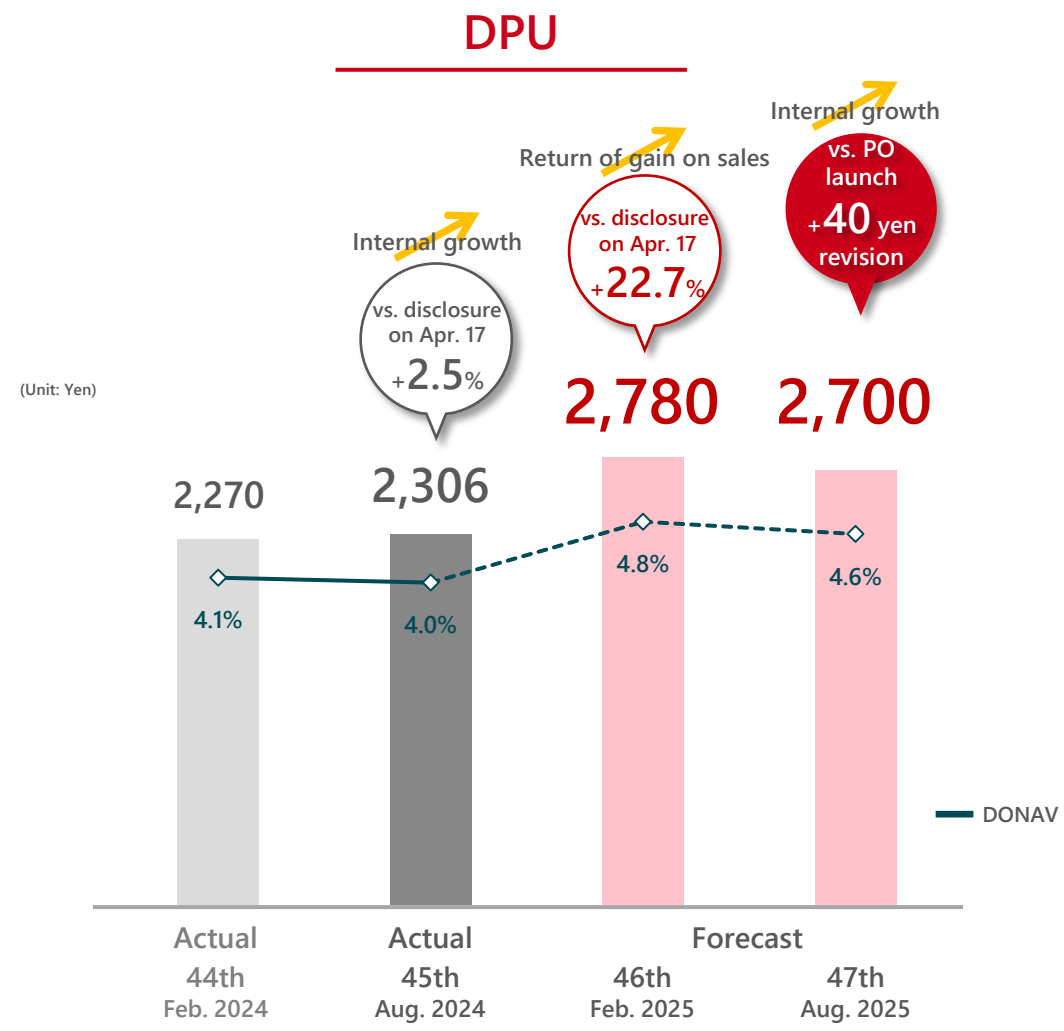
Comparison

Implied cap rate vs. NOI yield of acquisition pipeline

NAV discount rate (after taking leverage into account) vs. unrealized gain on acquisition pipeline

Realizing growth cycle

DPU of 2,700 yen level through internal growth & return of gain on sales



Securing high total return of approx. 7%

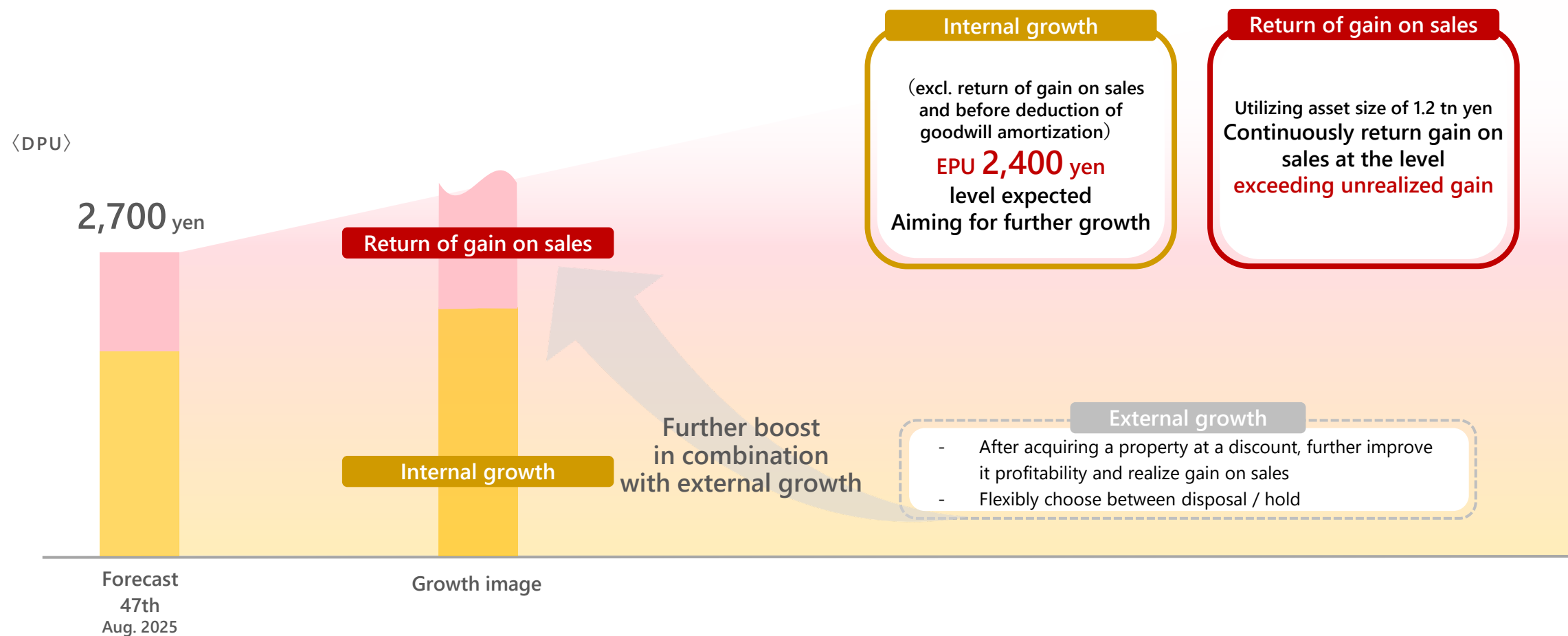
JMF's total return

<div style="background-color: #555; color: white; padding: 5px; margin-bottom: 10px;">Income return</div> <div style="background-color: #eee; padding: 10px; margin-bottom: 10px;">DONAV (annualized)</div> $\left(\frac{\text{DPU in the 45th fiscal period}}{\text{NAV per unit at the beginning of the 45th fiscal period}} \right)$	+	<div style="background-color: #ccc; padding: 5px; margin-bottom: 10px;">Capital return</div> <div style="background-color: #eee; padding: 10px; margin-bottom: 10px;">NAV growth rate (annualized)</div> $\left(\frac{\text{NAV per unit at the end of the 45th fiscal period}}{\text{NAV per unit at the end of the 44th fiscal period}} - 1 \right)$
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$$4.0\% + 2.8\% = 6.8\%$$



Continue DPU above 2,700 yen aiming for further growth



Portfolio with internal growth potential



Retail

Enhancement through lease renewal
and revenue-based rent

〈Features of JMF's urban retail properties〉

Short-term contracts



Focused on
fixed-term leases



Revenue-based rent

Average remaining term of lease

2.9 years

Additional rent increase
opportunity

Ratio of tenants with a fixed-term lease

92%

Lessors have more
bargaining power in lease
negotiation

Ratio of revenue-based tenants

59%

Can benefit from the
inflationary impact
immediately



Office

Using the rent gap

Osaka Area/Other rent gap

-6.2%



Residence

Increase in unit rent
and residential ratio

Average rent increase for properties under
management for more than two years

+3.1%

Internal Growth: Further Growth in Both Rent and NOI

<Total portfolio rents and rental NOI>

(Unit: mn yen)

38,000

Total rent

34,000

Total Rental NOI

30,000

26,000

≈

0

43rd
Aug. 2023

44th
Feb. 2024

45th
Aug. 2024

46th
Feb. 2025
(Forecast)

47th
Aug. 2025
(Forecast)

Rent growth
of overall portfolio

+ **3.4** bn yen **10%** growth
(43rd vs. 47th)

4 properties acquired through the offering

+ **1.2** bn yen

NOI growth
of existing portfolio

+ **1.8** bn yen **7%** growth
(43rd vs. 47th)

Internal growth excluding asset
replacement

+ **1.5** bn yen **6.7%** growth

Upside
not factored into earnings forecasts

Total **1.23** bn yen/year
(DPU conversion: **86** yen/period)

4 properties acquired
through the offering

510 mn yen/year
(> >P9)



Existing Portfolio

Confirmed & Estimated

720 mn yen/year
(> >P17)

Return of Gain on Sales: Aiming to acquire gain on sales that greatly exceeded unrealized gains and return the full amount in principle

<Asset replacement strategy>

1 Optimize portfolio and stabilization of dividends (Continuation: Since JMF's launch in March 2021~)

Diversification of portfolio, Improvement of profitability, Gain on sales

Sales targets

- Mainly suburban retail facilities
- Low-profit urban retail facilities

Losses on sales are offset by gains on other sales
Gain or loss on sales acquired 12.0 bn yen
(14 properties)
Appraisal value + 3%

2 Increase dividends (Add : 2024~)

Acquire and return Gain on sales exceeding unrealized gains

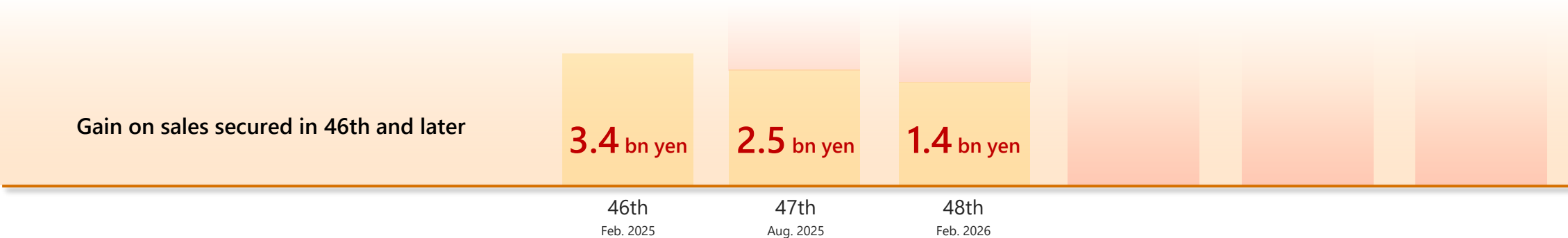
Sales targets

- Adequate gain on sale based on Buyer's needs
(Diversion to other uses, business use)
- Improve DPU and NAV through asset replacement

Disposition of "Ito-Yokado Tsunashima" vs.
Acquisition of CROSS MUKOGAOKA
Gain on sales acquired 4.6 bn yen
Appraisal value + 75%
Improved NAV + 78 yen



Multiple potential sales projects in progress : Aim to obtain and return additional gain on sales



Property Acquisition: Pile Up Properties Exceeding Implied Cap Rate

Select a method that will improve the total return in the future

Acquisition criteria

Exceeding implied cap rate

Acquisition pipeline

Approx. **30** bn yen



Asset Replacement

Pipeline of specific sales negotiations is underway

Approx. **50** bn yen



Borrowing

Acquisition capacity

Up to LTV40%

Approx. **35** bn yen

Up to LTV45%

Approx. **170** bn yen



Public Offering

Prerequisites

Acquisition yield

Average NOI yield after depreciation is above portfolio average

NAV

Increase in NAV due to the offering and property acquisition





Total Return

Improving both DPU and NAV through the offering

Public Offering

- 9/25 PO Highlights -

- Discounted acquisition
 - average unrealized gain ratio of over 17%
 - average NOI yield exceeding implied cap rate
- Upside potential from All Anticipated Acquisition
- Enhancing total return (unitholder value) in combination with strategic asset replacement

Property name	Type	Anticipated acquisition price	Appraisal value	Unrealized gain ratio (unrealized gain / anticipated acquisition price)	NOI yield	NOI yield after depreciation	Upside
<div>unimo chiharadai</div> <div>(Ichihara-shi, Chiba)</div> <div></div>	Urban retail	30,000 mn yen	34,200 mn yen	14.0%	4.9%	4.5%	High setting ratio of revenue-based rent of 78% Room for expansion
<div>G-Bldg. Jingumae 10</div> <div>(Shibuya-ku, Tokyo)</div> <div></div>	Urban retail	7,020 mn yen	10,100 mn yen	43.9%	4.1%	3.9%	Increase in market rent
<div>JMF-Bldg. Yokohama Kohoku 01</div> <div>(Yokohama-shi, Kanagawa)</div> <div></div>	Mixed-use	5,477 mn yen	6,530 mn yen	19.2%	5.1%	3.7%	Shift to mixed-use
<div>JMF-Bldg. Osaka Fukushima 02</div> <div>(Osaka-shi, Osaka)</div> <div></div>	Office	14,600 mn yen	16,200 mn yen	11.0%	4.4%	4.0%	Eliminating rent gap of 16.7%
Total / average Anticipated Acquisition		57,097 mn yen	67,030 mn yen	17.4%	4.7%	4.2%	Total 0.51 bn yen/year
				Implied cap rate	4.3%		

(as of Sep 17, 2024)

Actual results for the fiscal period ended Aug. 31, 2024 and forecasts for the fiscal periods ending Feb. 28, 2025 and Aug. 31, 2025

	Aug. 2024 (45 th) period Forecast A	Aug. 2024 (45 th) period Actual B	Change (B-A)	Feb. 2025 (46 th) period Previous forecast C	Feb. 2025 (46 th) period Revised forecast D	Change (D-C)	Aug. 2025 (47 th) period Forecast E
Operating revenue (Gain on sales of properties)	40,478 mn yen (684 mn yen)	40,836 mn yen (686 mn yen)	+357 mn yen +0.9%	40,700 mn yen (699 mn yen)	45,747 mn yen (3,488 mn yen)	+5,047 mn yen +12.4%	45,851 mn yen (2,572 mn yen)
Operating income (Loss on sales of properties)	17,409 mn yen (-)	17,798 mn yen (-)	+389 mn yen +2.2%	17,597 mn yen (-)	21,747 mn yen (-)	+4,149 mn yen +23.6%	21,366 mn yen (-)
Net income	15,293 mn yen	15,696 mn yen	+402 mn yen +2.6%	15,434 mn yen	19,454 mn yen	+4,020 mn yen +26.0%	18,894 mn yen
Earnings per unit (EPU)¹ (EPU before amortization of goodwill)	2,188 yen (2,245 yen)	2,249 yen (2,306 yen)	+61 yen +2.8%	2,208 yen (2,265 yen)	2,704 yen (2,760 yen)	+496 yen +22.5%	2,626 yen (2,682 yen)
Distribution per unit (DPU)¹	2,250 yen	2,306 yen	+56 yen +2.5%	2,266 yen	2,780 yen	+514 yen +22.7%	2,700 yen
ROE (Before depreciation and amortization of goodwill)²		7.2%			8.3%		8.1%
DONAV³		4.0%			4.8%		4.6%

- The figures in A and C are calculated based on the total number of investment units as of the end of Feb. 2024, the figures in B are calculated based on the total number of investment units as of the end of Aug. 2024, and the figures in D and E are calculated based on the total number of investment units as of the end of each calculation period as of October 21, 2024.
- Calculated as (FFO + Gain/loss on sale of properties) ÷ book value of investment.
- The figures for the fiscal periods ending Feb. 2025 and Aug. 2025 are projected figures that reflect the NAV as of the end of Aug. 2024 and the acquisition and disposition of properties that have been announced and are scheduled for each period.

Financial highlights of Aug. 2024 (45th) period

Asset

No. of properties	141 <small>properties</small>
Asset size	1,227 <small>bn yen</small>
Appraisal value	1,373.1 <small>bn yen</small>
Unrealized gain	206.7 <small>bn yen</small>
NOI yield ¹	4.4 %
NOI yield after depreciation ¹	3.5 %

Debt

Interest-bearing debt	553.6 <small>bn yen</small>
LTV (Interest-bearing debt to total assets ratio) ²	38.0 % (44.2%)
Average debt cost ³	0.75 %
Average loan term remaining until maturity ⁴	4.2 <small>years</small>
Long-term borrowing ratio	99.3 %
Fixed-interest ratio	95.8 %
Credit ratings (JCR)	AA (Stable)

Equity

Market capitalization ⁵	644.8 <small>bn yen</small>
NAV per unit ⁶	116,700 <small>yen</small>
Balance of reserve	5.7 <small>bn yen</small>

~ Change LTV definition ~.
Market value LTV, which reflects asset value and can appropriately assess financial risk, is defined as LTV going forward,
The conventional book value LTV is defined as the ratio of interest-bearing debt to total assets.

Sustainability

GRESB Real Estate Assessment	5 Star (Highest Rank)
CDP Climate Change Program	A-
MSCI ESG Rating ⁷	BBB
Renewable energy introduction ratio ⁸	15.0 % (Portfolio ratio)
Green building certified Buildings	78.0 % (Total floor area basis)
Female employee ratio (Asset Manager) ⁹	35.9 %

1. Including dividends income

2. It is calculated by dividing the total interest-bearing debt as of the end of Aug. 2024 (45th) Period by the total assets as of the end of the Aug. 2024 (45th).

3. It is calculated by dividing the annual total of interest for debt and investment corporation bonds, loan-related expenses, expenses for issuance and redemption of investment corporation bonds and custodial fees of investment corporation bonds as of the end of Aug. 2024 (45th) Period, by the total interest-bearing as of the end of Aug. 2024 (45th) Period.

4. The figure is a weighted average of remaining loan terms based on the amount of interest-bearing as of the end of Aug. 2024 (45th) Period.

5. As of the end of Aug. 2024

6. (Net assets + Unrealized profits and losses - Total distribution) / Total units outstanding

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8. Calculated based on electricity consumption from March 1, 2023 to the end of Feb 2024.

9. Excluding executives and temporary staff



Reference

01	Internal Growth	P13-P18
02	External Growth & Asset Replacement	P19-P29
03	Finance & Sustainability	P30-P32
04	About JMF	P33-P45



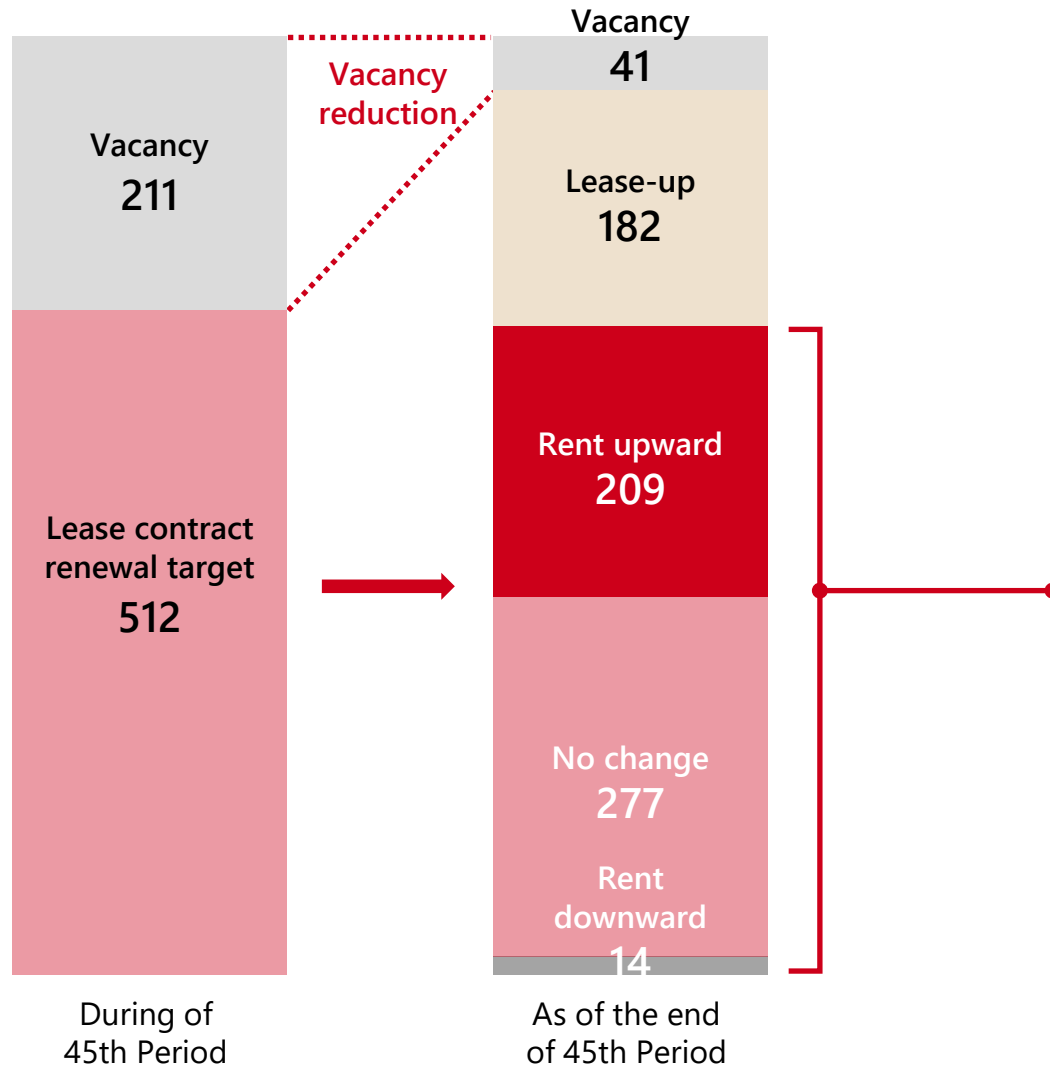
JMF
01

Internal Growth

NEXT **JMF**
JAPAN METROPOLITAN FUND

Contract Renewal Results for the 45th fiscal period

Leasing results for blocks for leasing¹



Increase in Fixed Rent
+222 mn yen / fiscal period

Effect of DPU²
+31 yen



Retail

Driven by upward rent revisions through tenant replacement at urban retail properties



Office

Continued to revise rents upward and replacement, mainly in the Osaka area



Residence

Upward rent revisions increased through tenant replacement

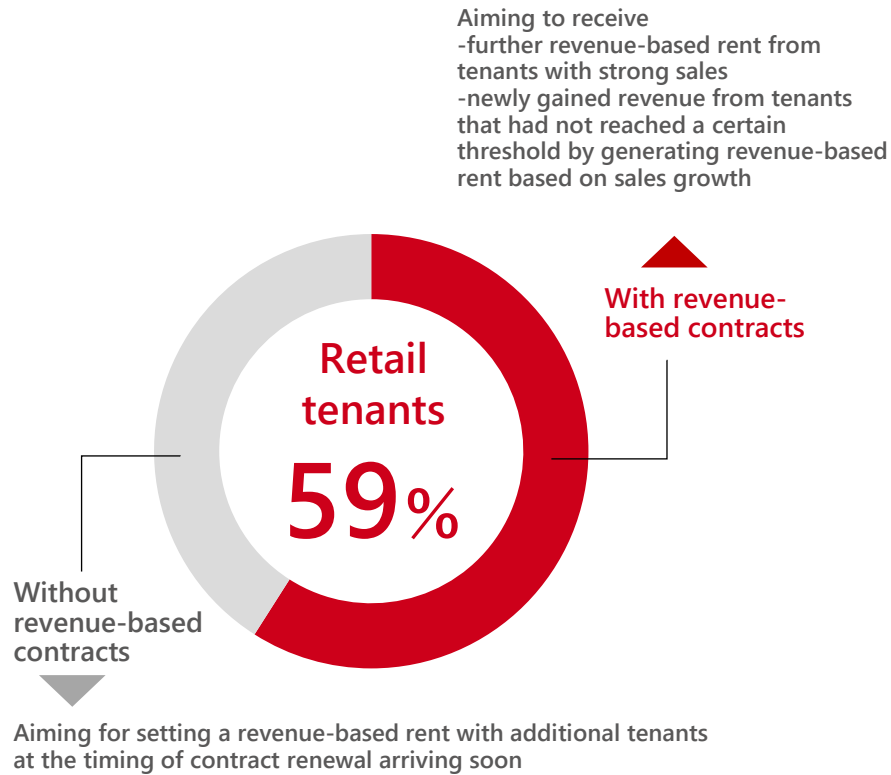
	Retail	Office	Residence
Rent upward	48	46	115
No change	39	114	124
Rent downward	10	2	2
Total	97	162	241
Fixed-rent Increase /Decrease ³	+5.5% (+132 mn yen /fiscal period)	+3.7% (+84 mn yen /fiscal period)	+2.6% (+5 mn yen /fiscal period)

1. It is intended for the spaces which will come into the due timing to the expiration of the ordinary building lease contract or fixed-term building lease contract of the tenants during the fiscal period ended Aug. 2024 (45th fiscal period) and which is vacant at the beginning of the fiscal period ended Aug. 2024 (45th fiscal period). Excluded master lease contracts and temporary use contracts.
2. Calculated by the difference of monthly rent before revision and monthly rent after revision converted to semi-annualized basis and divided it by the issued investment units as of Aug. 2024 (45th) period.
3. Upper: (monthly rent after lease contract renewal – monthly rent before lease contract renewal) / monthly rent before lease contract renewal Lower: monthly rent after lease contract renewal – monthly rent before lease contract renewal.

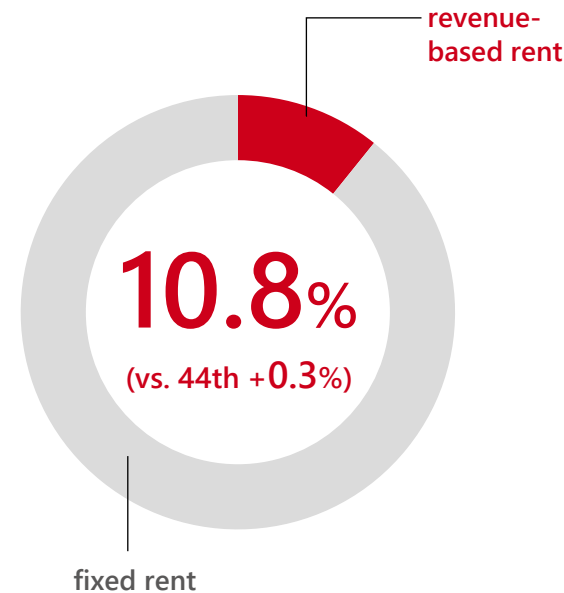
A structure of “**rising sales = higher revenue-based rent**” is in place against the backdrop of a high percentage of revenue-based rents set.

- Revenue-based rent for approx. 60% of retail tenants
- Increase in percentage rent in line with increase in sales

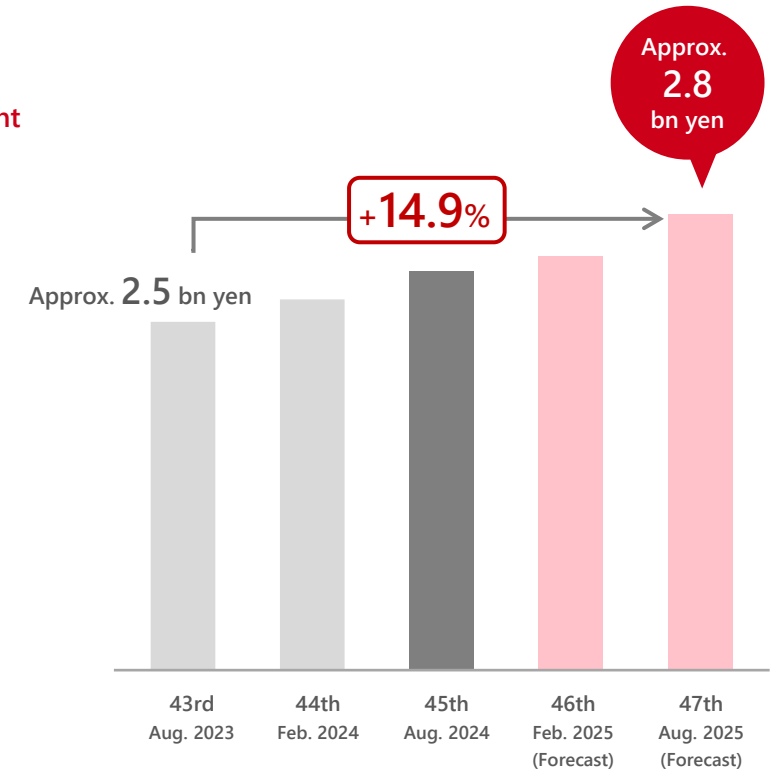
<Percentage of contracts with set revenue-base rent
(based on retail tenant contracts)>



<Percentage of revenue-based rent to total rent
(based on retail rents)>



< Trends in total revenue-based rent (retail rents only)>



Major internal growth initiatives that contributed to performance up to the 47th (Aug. 2025)

Tenant replacement



Effects of tenant replacement

Rent impact +37 mn yen/year

appraisal value 45th **6.11** bn yen
vs. 44th +0.52 bn yen (+9.3%)

Contract renewal



Negotiations with existing tenants on re-signing contracts, increase in ancillary income, etc.

Rent impact +73 mn yen/year

appraisal value 45th **43.3** bn yen
vs. 44th +2.0 billion yen (+4.8%)

Tenant replacement



Tenants of large parcels in phases starting from the 44th effects of renewal due to tenant replacement, etc.

Rent impact +34 mn yen/year

appraisal value (bn yen)
43rd **12.9** ▶ 44th **13.3** ▶ 45th **13.4**
vs. 43rd +0.5 bn yen (+3.9%)

Property Name

Achievements

Rent Impact

Contract renewal



Dormy Inn Hakata Gion
(Fukuoka-shi, Fukuoka)

Achieved rent increase through discussions on rent revision

Not disclosed

Lease-up



JMF Bldg. Sasazuka 01
(Shibuya-ku, Tokyo)

Leased up some of the space with almost no downtime after the previous tenant moved out

+20 mn yen/year

Contract renewal



JMF Bldg. Shibuya 02
(Shibuya-ku, Tokyo)

Increase in rent at the time of contract renewal with existing tenants etc.

+56 mn yen/year

Revenue-based rent



G-Bldg. Midosuji 02
(Osaka-shi, Japan)

In addition to the +40.4% increase in fixed rent achieved in the previous term, the newly introduced revenue-based rent has also contributed.
(Monthly rent will further increase by +46.8% in the 46th)

43rd vs. 45th
+54.8%

Contract renewal



Urban retail

Currently in negotiations to revise rent for a high-street retail property in central Tokyo.
further improve the amount of the increase.








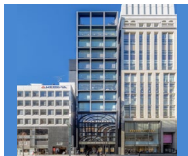


Growth rate
+25.6%

Major internal growth initiatives expected to contribute to performance from the 48th period (Feb. 2026)

Of the existing portfolio, contracts have been concluded or are expected to be concluded in the

48th and beyond: **+720 mn yen/year**

〈Major internal growth initiatives〉

	Property Name		Achievements	Estimated Rent Impact	
Tenant replacement Contract renewal	 Twin 21 (Osaka-shi, Osaka)		Effect of rent increase upon tenant replacement and contract renewal	+299 mn yen/year	Initiatives that contributed to performance up to the 47th (Aug. 2025)
Lease-up	 JMF-Bldg. Kawasaki 01 (Kawasaki-shi, Kanagawa)		Leasing up vacant space	+112 mn yen/year	Lease up on floors other than those listed on the left +43 mn yen/year
Step-up rent	 G-Bldg. Shinsaibashi 03 (Osaka-shi, Osaka)		Step-up rent from existing tenants	+26 mn yen/year	Effects of tenant replacement +11 mn yen/year
Step-up rent	 JMF-Bldg. Ginza Chuo-dori 01 (Chuo-ku, Tokyo)		Step-up rent from existing tenants	+12 mn yen/year	
Renewal	 mozo wonder city (Nagoya-shi, Aichi)		Significant increase in NOI is expected by tenant replacement in the future due to large-scale renewal after March 2025 Expect a high ROI of 43.4% (investment amount: approx. 200 mn yen)	(NOI Impact) +92 mn yen/year	

Further DPU growth driven by ample opportunities for internal growth

Diverse asset classes with room for internal growth

■ Urban retail
 ■ Hotel
 ■ Office
 ■ Residence
 ■ Suburban retail


Future Internal Growth Opportunity	Fiscal year 2026 (49th・50th)	Fiscal year 2027 (51st・52nd)	Fiscal year 2028 (53rd・54th)	Fiscal year 2029 (55th・56th)	Fiscal year 2030 (57th・58th)	Fiscal year 2031 (59th・60th)
Contract expiration of large tenants, etc.	<ul style="list-style-type: none"> G-Bldg. Shinsaibashi 02 Urban Terrace Jingumae m-city Kashiwa G-Bldg. Shinsaibashi 04 JMF-Bldg. Umeda 01 JMF-Bldg. Shibuya 03 	<ul style="list-style-type: none"> G-Bldg. Shinsaibashi 03(B) G-Bldg. Shinsaibashi 05 G-Bldg. Tenjin Nishi-dori 02 JMF-Bldg. Midosuji 01 JMF-Bldg. Shibuya 02 JMF-Bldg. Kitahama 01 JMF-Bldg. Osaka Fukushima 02 	<ul style="list-style-type: none"> G-Bldg. Shinsaibashi 03(A) G-Bldg. Omotesando 02 Life Taiheiji * Life Shimodera * JMF-Bldg. Yokohama Bashamichi 01 Ario Otori 	<ul style="list-style-type: none"> G-Bldg. Akihabara 01 G-Bldg. Naha-shintoshin 01 JMF-Bldg. Tenjin Nishi-dori 01 	<ul style="list-style-type: none"> GYRE G-Bldg. Shinsaibashi 01 La Porte Aoyama JMF-Bldg. Jiyugaoka 01 CROSS MUKOGAOKA 	<ul style="list-style-type: none"> Round1 Machida Round1 Stadium Itabashi Round1 Stadium Kawasaki Daishi Round1 Stadium Sennichimae *
Rent revision of long-term contracts	<ul style="list-style-type: none"> G-Bldg. Shinsaibashi 03(A, B) DFS T GALLERIA OKINAWA JMF-Bldg. Ginza Chuo-Dori 01 MrMax Nagasaki 	<ul style="list-style-type: none"> G-Bldg. Shinsaibashi 03(B) Ito-Yokado Yabashira m-city Toyonaka CROSS MUKOGAOKA 	<ul style="list-style-type: none"> JMF-Bldg. Shibuya 01 Dormy Inn Hakata Gion 	<ul style="list-style-type: none"> JMF-Bldg. Hiroo 01 	<ul style="list-style-type: none"> m-city Toyonaka CROSS MUKOGAOKA 	<ul style="list-style-type: none"> DFS T GALLERIA OKINAWA Dormy Inn Hakata Gion
SC/Mall-type renewal, Re-tenanting plan	<ul style="list-style-type: none"> Abiko Shopping Plaza 	<ul style="list-style-type: none"> MARINE & WALK YOKOHAMA unimo chiharadai 	<ul style="list-style-type: none"> mozo wonder city KAMISHIN PLAZA 	<ul style="list-style-type: none"> KAWASAKI Le FRONT 	<ul style="list-style-type: none"> KAMISHIN PLAZA 	<ul style="list-style-type: none"> mozo wonder city
Rent revision of residence properties	<div> ■ Average remaining term of lease is 1.1 years and ample opportunities for rent increase at contract expiration and tenant replacement </div>					

* Land with leasehold interest

Note : Based on leases as of the end of Aug 2024. Future plan is not currently fixed and may vary in the future.

External Growth & Asset Replacement

External Growth/Asset Replacement (Announcements through 45th (Aug. 2024))

 Asset replacement to improve DPU and NAV (Increase NAV per unit by 78 yen)

Asset to be disposed

Ito-Yokado Tsunashima (Yokohama-shi, Kanagawa)

- Select "Asset disposal" from multiple scenarios due to tenant eviction
- Sale of 42 year-old property at 75% above appraisal value

Acquisition and return of gain on sales from asset replacement

- Gain on sales of 4.6 bn yen (645 yen per unit), planned to be fully returned over 2 periods



Address	Yokohama-shi, Kanagawa	Appraisal value	5.13 bn yen
Use	Urban retail	Unrealized gain	+ 0.8 bn yen
Scheduled disposition date	① Feb. 2025 (46th) ② Mar. 2025 (47th)	Expected gain on sales	4.6 bn yen (Contribute to 46th and 47th)
Planned disposition price	9.0 bn yen (① 5.4 bn yen (60% quasi-co-ownership interest) ② 3.6 bn yen (40%quasi-co-ownership interest))		

* Unrealized gain is calculated by Appraisal value - Assumed book value ・Planned acquisition price. The same applies herein after.

Asset to be acquired

CROSS MUKOGAOKA (Kawasaki-shi, Kanagawa)

- Comparison of capital costs for utilization of proceeds from the sales
- Acquisition of new urban retail facility exceeding implied cap rate with unrealized gains of approximately 30%

Increase in revenue through internal growth

- With a yield after depreciation of 4.4% (portfolio average of 3.5%), future NOI growth is expected.



Address	Kawasaki-shi, Kanagawa	Appraisal Value	6.2 bn yen
Use	Urban retail	Unrealized Gain (Ratio)	+ 1.4bn yen (29.4%)
Scheduled acquisition date	Apr. 2025 (47th)	NOI (After depreciation)	245 (211) mn yen
Anticipated acquisition price	4.8 bn yen	NOI yield (After depreciation)	5.1% (4.4%)

External growth and asset replacement (Announcements through 45th (Aug. 2024))



Acquisition of newly built mixed-use property through bilateral transactions (70% co-ownership interest)

(Tentative Name) JMF-Bldg. Okinawa Kokusai-Dori 01
(Naha-shi, Okinawa)



Exchanging opinions on development plan with the seller since the development stage and working together in leasing to obtain stable revenue leveraging JMF's management know-how

Scheduled acquisition date	Feb. 2026 (48th)
Anticipated acquisition price	2.4 bn yen
Appraisal value	2.7 bn yen
Unrealized gain (ratio)	+ 0.25 bn yen (10.2%)
NOI yield (after depreciation)	4.5% (3.6%)



Discounted acquisition of 4 properties with room for internal growth (acquisition through the offering)

unimo chiharadai
(Ichihara-shi, Chiba)



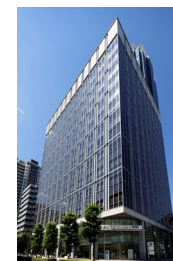
JMF-Bldg. Yokohama Kohoku 01
(Yokohama-shi, Kanagawa)



G-Bldg. Jingumae 10
(Shibuya-ku, Tokyo)



JMF-Bldg. Osaka Fukushima 02
(Osaka-shi, Osaka)



Scheduled acquisition date	Oct. 2024 (46th)
Anticipated acquisition price	57 bn yen
Appraisal value	67 bn yen
Unrealized gain (ratio)	+ 9.9 bn yen (17.4%)
NOI yield (after depreciation)	4.7% (4.2%)



Others

(acquisition and disposal completed during 45th)

Acquisition	
No. of properties	8 residential properties
Acquisition price	18.8 bn yen
Appraisal value	20.6 bn yen
Unrealized gain (ratio)	+ 1.8 bn yen (9.7%)

Disposal	
Name of property	AEON Mall Sapporo Naebo (20% quasi-co-ownership interest)
Disposal date	Aug. 30, 2024
Disposal price	1.8 bn yen
gain on sales	0.68 bn yen

Overview of Acquisition through PO: unimo chiharadai①



Highlights

One of the largest retail facilities in Chiba prefecture with large catchment and upside potential from revenue-based rent clauses

Location

- Chiharadai is a large-scale new town located in Chiba-shi and Ichihara-shi, Chiba Prefecture
- Potential visitors are expected to increase given the expansion plan of university campus near the facility as well as the relocation plan of a university hospital

Property Potentials

- Upside in rent from increased sales as revenue-based rent component accounts for 78%
- The largest renovation project since opening has been completed in 2023. Implemented large-scale tenant replacement over 30% of retail floor space
- Uniqlo and GU have opened side by side, totaling approx. 1,000 tsubo in space. The property also houses MUJI's one of the largest retail space in Chiba, three ABC-MART brands (the first opening in the prefecture), as well as 10-screen (2,099 seats) cinema complex. One of the largest retail facilities in Chiba prefecture which can accommodate needs in the market area
- Eco-friendly specifications such as roof-top solar panels. Concluded a comprehensive partnership agreement with Ichihara-shi in 2023 to achieve SDGs and received the Excellence Award in SDGs award

Unrealized gain ratio

14.0%

NOI Yield

4.9%

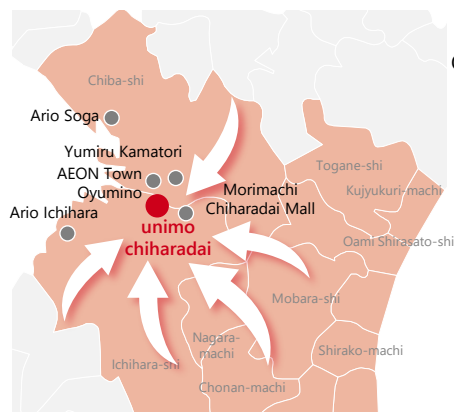
Location	3-4-1 Chiharadai Nishi, Ichihara-shi, Chiba, etc		
Total floor area	70,429.19m ²	Completion date	August 2007
# of tenants	155	Occupancy rate	98.2%
Anticipated acquisition price	30,000 mn yen	Appraisal value	34,200 mn yen
Acquisition date (Scheduled)	October 31, 2024		



Overview of Acquisition through PO: unimo chiharadai②

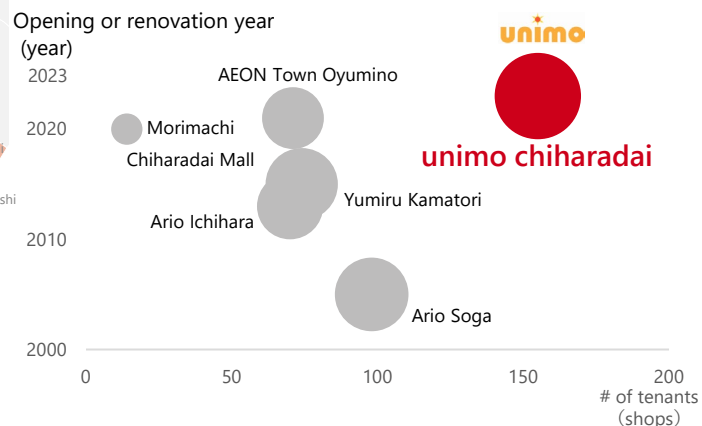
Urban retail facility with strong ability to attract customers and potential demand

One of the largest retail facilities in Chiba prefecture attracting customers over a wide area



Capable of attracting customers from within a 10 km radius around Ichihara City and the southern part of Chiba City

Comparable specifications of nearby peer properties¹ (floor space, # of tenants, property age)

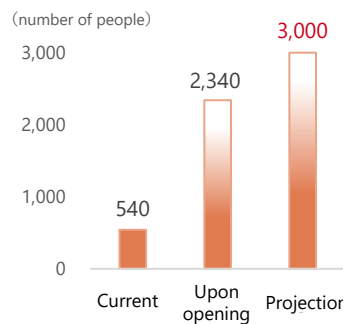


Source: Prepared by the Asset Manager based on materials from the Japan SC Association, Market Report and website of each retail facility, etc.

1. The size of the plot in the graph represents store floor space.

Potential demand from expansion of university campus and relocation of its affiliated hospital, which is planned to take place all within walking distance

Chiharadai campus' student # vision



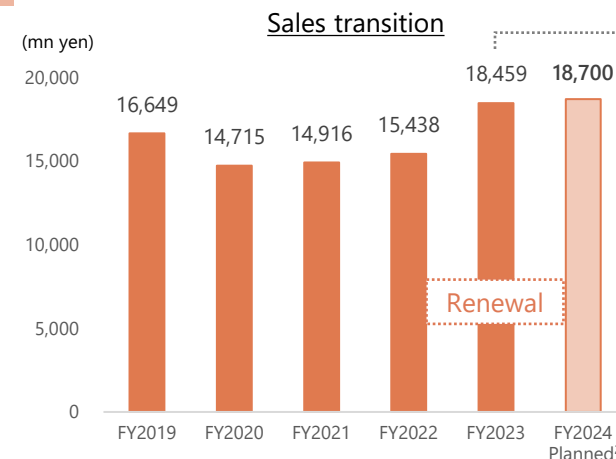
- Apr. 2024-Dec. 2026 (planned): Full Renewal of Teikyo Heisei University Chiharadai Campus
- Apr. 2027: Opening
Currently, approx. 540 students are studying at the campus, and the number is expected to be approx. 3,000 in the future.
- Circa 2029: Relocation of the affiliated university hospital to the premise of Teikyo Heisei University Chiharadai Campus
Teikyo University Chiba General Medical Center: general hospital with 23 departments, 475 beds

Not only the students but also the hospital employees and users are expected to come to the retail facility

Source: Teikyo Heisei University website, Teikyo University Chiba General Medical Center website, Ichihara City press release "Relocation of Teikyo University Chiba General Medical Center to Chiharadai"

Capable of capturing upside derived from inflation

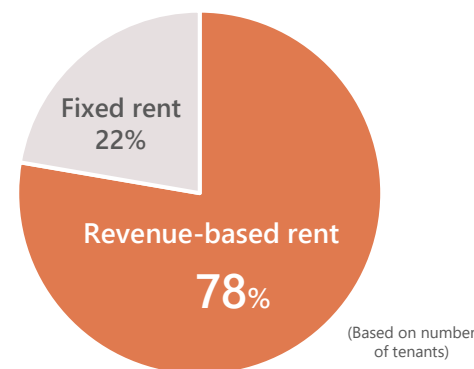
Tenant mix accommodates broad customer base, generating sales uptick



Source: Prepared by the Asset Manager based on PM Report

2. The planned sales value for FY2024 is the sum of the actual sales from March to July 2024, converted to 95% from August 2023 to September 2023 (taking into account the sales increase due to the effect of renewal until September 2023), and converted to 100% from October 2023 to February 2024.

Rent structure
(As of the end of Aug. 2024)



Increase in revenue-based rent upon sales increase

Tenant occupied at time of renewal in 2023



Expansion plan of the site

- Unused floor area ratio of the existing building site (approx. 100%) can be utilized, and there is room for expansion such as development of an annex building



Source: Prepared by the Asset Manager based on aerial photographs provided by the Map and Aerial Photo Viewing Service of the Geospatial Information Authority of Japan

Overview of Acquisition through PO: G-Bldg. Jingumae 10①



Highlights

Discount purchase of urban retail facility in a prime location of Omotesando / Harajuku area where JMF has over 20 years of management experience

Location

- Omotesando / Harajuku area is one of Japan's iconic retail districts where JMF has over 20 years of experience in managing several properties. Highly scarce location due to its reputation as a cultural and fashion center
- 3-min walk from Omotesando station where multiple Tokyo Metro lines are available

Property Potentials

- Luxurious wedding hall with a symbolic chandelier that matches the ambience of the district
- As demand for space that meet consumption and leisure needs is increasing, this facility is able to cater to not only users' particular weddings, but also corporate outings, film location, meetings and other social events
- Modernistic design includes black exterior painting and large glass panels, which meets the needs of a broad array of retail tenants
- Acquire underpriced grade-A asset in a prime location

Unrealized gain ratio	NOI Yield
43.9%	4.1%

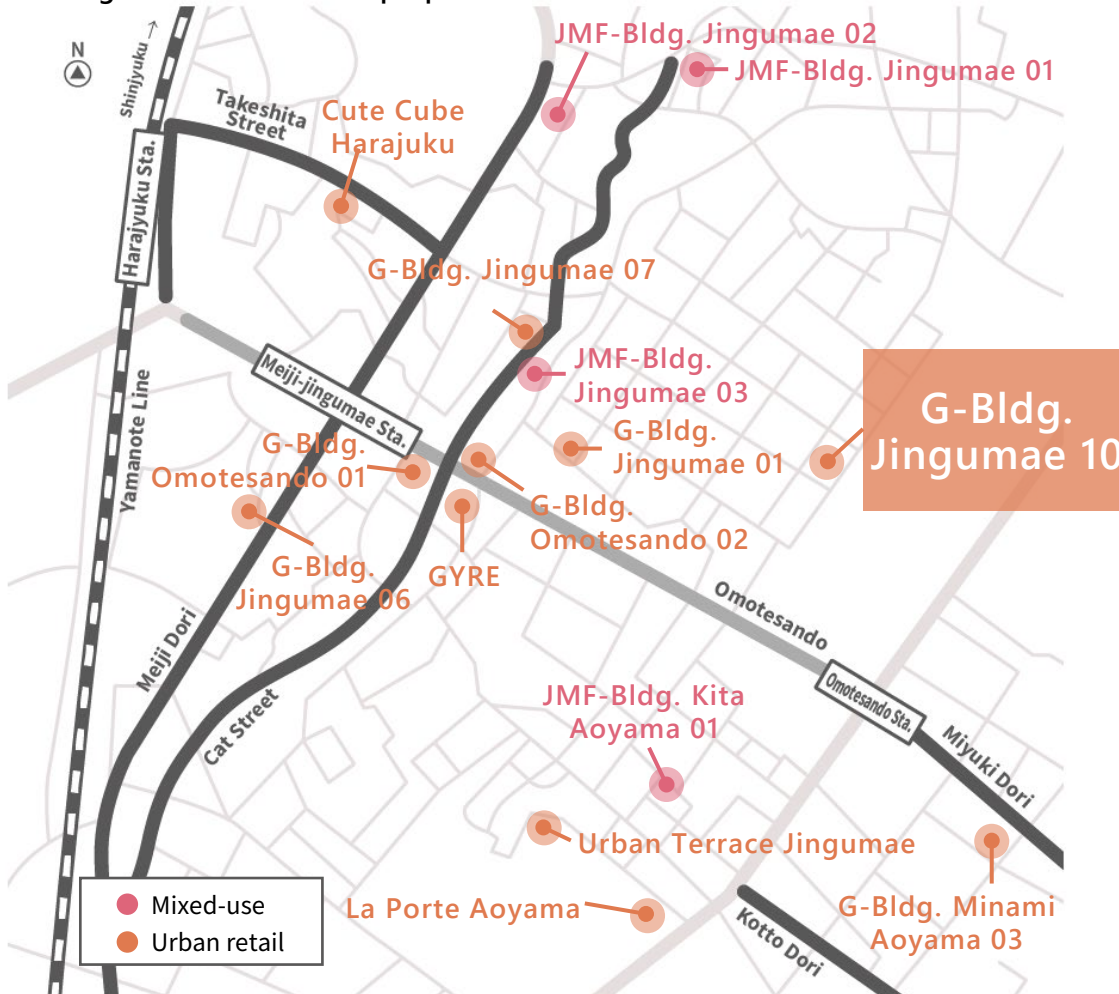
Location	4-5-6 Jingumae, Shibuya-ku, Tokyo		
Total floor area	2,659.55m ²	Completion date	May 2012
# of tenants	1	Occupancy rate	100%
Acquisition price	7,020 mn yen	Appraisal value	10,100 mn yen
Acquisition date	October 9, 2024		



Overview of Acquisition through PO: G-Bldg. Jingumae 10②

JMF portfolio assets in Omotesando / Harajuku area

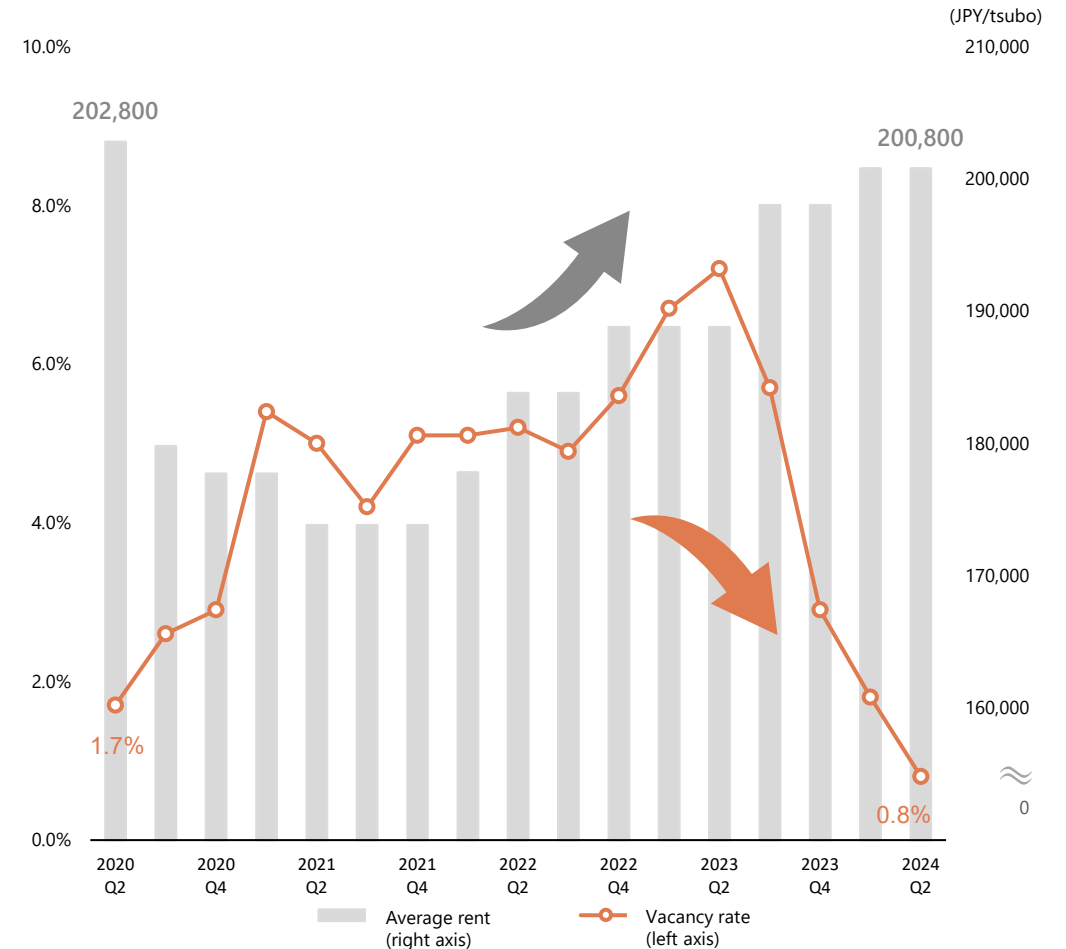
Expansion of portfolio in Omotesando / Harajuku area where JMF has extensive management know-how of properties



Market trends in the Omotesando / Harajuku area

Average rent and vacancy rate in the Omotesando / Harajuku area have recovered since covid-19

Historical rent and vacancy rate in Omotesando / Harajuku area



Overview of Acquisition through PO: JMF-Bldg. Yokohama Kohoku 01①



Highlights

Mixed-use property in Kohoku New Town which satisfies "live, work and consume" aspects
Leverage JMF's know-how to enhance property value

Location

- Tsuzuki-ku in Yokohama is an administrative district created by re-adjusting borders of Midori-ku and Kohoku-ku in 1994. Tsuzuki-ku is located in the core of Kohoku New Town and has good access to Yokohama and Shibuya stations
- The facility is located in front of Center Kita station in the center of Kohoku New Town (1-min walk)
- A foreign manufacturer moved its HQ near Center Kita Station in May 2024. Given that many SMEs tenant mixed-use buildings in the vicinity, this property can target both residents and office workers

Property Potentials

- Modernistic exterior design is befitting of the new town community
- Proactive leasing through bridge warehousing phase in accordance with KJRM's direction has transformed the property into a mixed-use facility with service-operating tenants, clinics, shared work spaces, and offices
- Highly profitable property that meets community needs

Unrealized gain ratio

19.2%

NOI Yield

5.1%

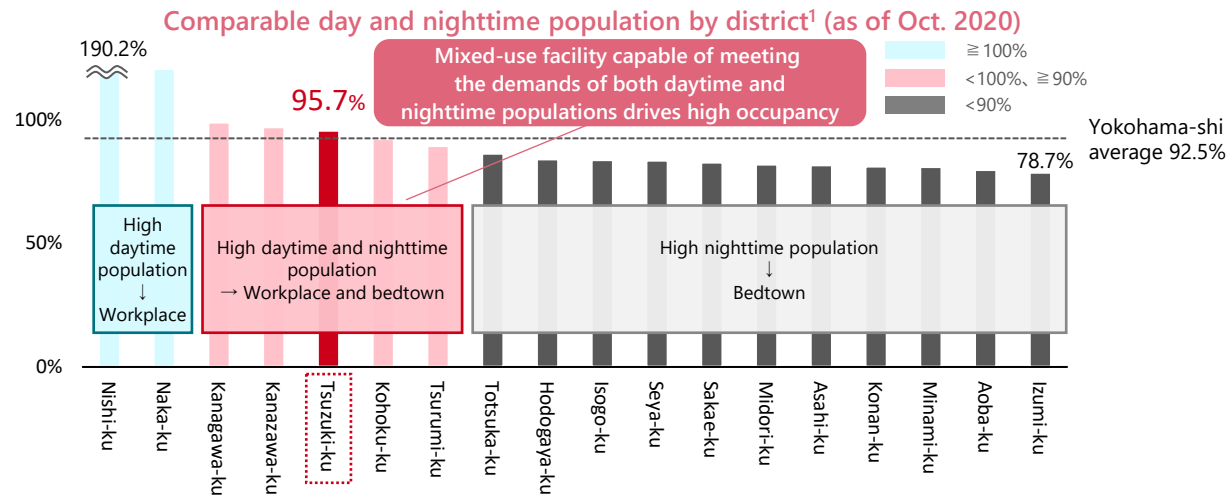
Location	1-30-1 Nakagawa Chuo, Tsuzuki-ku, Yokohama-shi, Kanagawa		
Total floor area	15,434.34m ²	Completion date	September 2013, March 2016
# of tenants	41	Occupancy rate	96.5%
Acquisition price	5,477 mn yen	Appraisal value	6,530 mn yen
Acquisition date	October 9, 2024		



Overview of Acquisition through PO: JMF-Bldg. Yokohama Kohoku 01②

Nearby environment fits both bedtown and workplace characteristics

Daytime population consists of workers and students while the nighttime population consists of Tsuzuki-ku residents

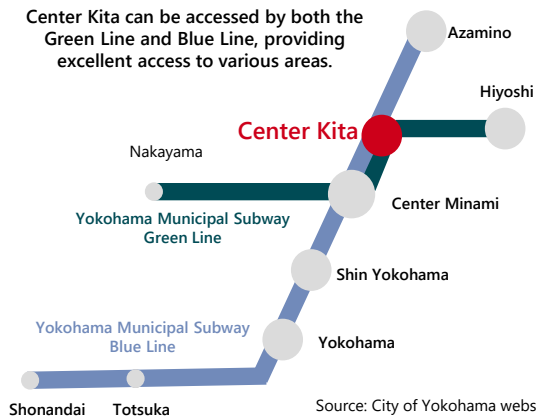


Source: Prepared by the Asset Manager based on Statistical Summary of Tsuzuki Ward, FY2023.

1. Comparable day and nighttime population by district are calculated by dividing the daytime population by the nighttime population x 100.

Positioning of Center Kita station on the Yokohama Municipal Subway

Center Kita can be accessed by both the Green Line and Blue Line, providing excellent access to various areas.



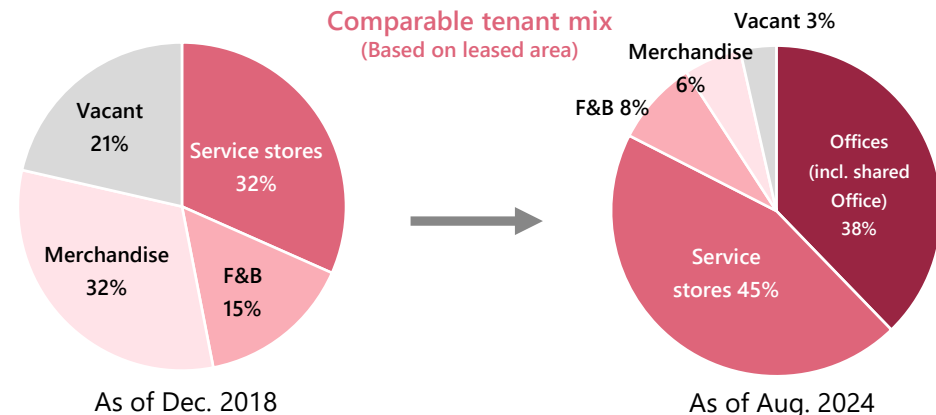
Source: City of Yokohama website

BOSCH HQ relocation to Center Kita

- Located 5-min walk from Center Kita station. BOSCH (automobile parts manufacturer) built their new HQ here in May 2024
- Workplace for over 2,000 employees commuting from Tokyo and Kanagawa

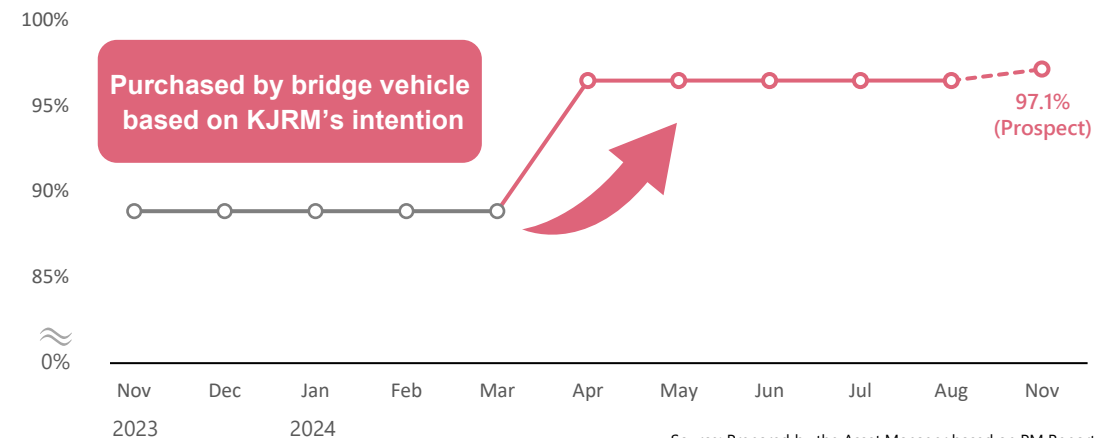
Conversion to mixed-use

Converted the property from facility focusing on merchandise stores into a mixed-use facility to capture demand from the surrounding area



Source: Prepared by the Asset Manager based on PM Report

Historical occupancy rates



Source: Prepared by the Asset Manager based on PM Report

Overview of Acquisition through PO: JMF-Bldg. Osaka Fukushima 02①



Office



Highlights

Mid-sized office located near the major redevelopment site on the north side of JR Osaka Station
Creating added value from area management with the adjacent JMF property

Unrealized gain ratio

11.0%

NOI Yield

4.4%

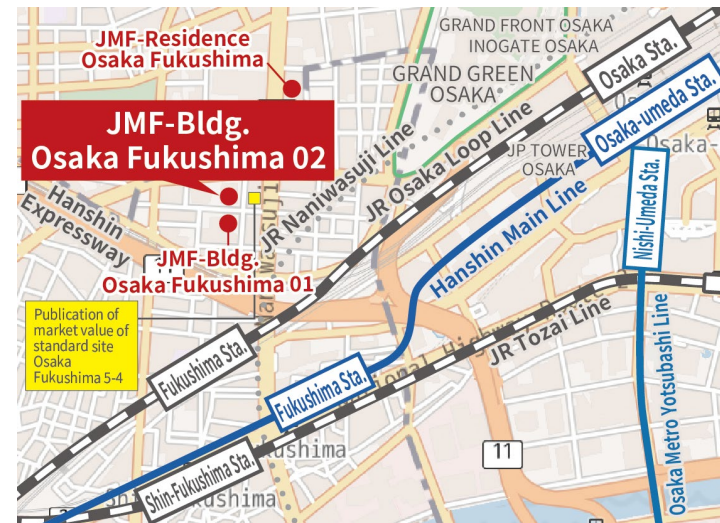
Location	7-20-1 Fukushima, Fukushima-ku, Osaka-shi, Osaka		
Total floor area	23,392.56m ²	Completion date	April 1995
# of tenants	21	Occupancy rate	100%
Acquisition price	14,600 mn yen	Appraisal value	16,200 mn yen
Acquisition date	October 9, 2024		

Location

- Near a major redevelopment site on the north side of JR Osaka Station called "Grand Green Osaka". Expecting enhanced property value from the redevelopment
- "Grand Green Osaka" is a redevelopment plan centered on the construction of new large-scale buildings and commercial facilities, and there is expected to be room for rent increases to spread to offices in the surrounding areas

Property Potentials

- Current occupancy is solid. The redevelopment of nearby areas is expected to drive demand further.
- Ground floor is tenanted to a luxury car dealership. This location draws strong retail demand
- Abundant growth potential drawing on retail and office management expertise
- Across the street is JMF-Bldg. Osaka Fukushima 01. Going forward, it is possible to operate both properties in conjunction
- Expecting future upside from an underpriced asset in an area with ongoing redevelopment project



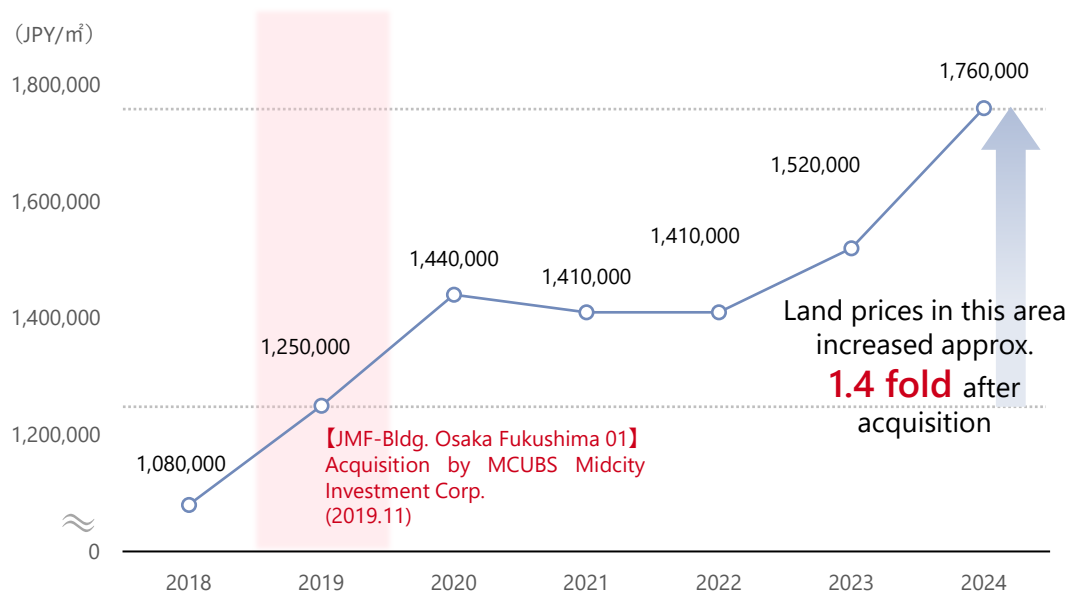
Overview of Acquisition through PO: JMF-Bldg. Osaka Fukushima 02②

Rising land prices due to redevelopments in the periphery

Acquisition of property in an area with rising land prices

- The Grand Green Osaka project (Umekita Phase 2) is run by a private sector consortium that will redevelop a roughly 91,000sqm land lot on the site of the former Umeda Freight Station on the north side of Osaka Station
- Land prices of JMF-Bldg. Osaka Fukushima 01 and JMF-Bldg. Osaka Fukushima 02 is rising thanks to this redevelopment project

Historical land prices near JMF-Bldg. Osaka Fukushima 01 and JMF-Bldg. Osaka Fukushima 02¹



1. Trends in Public Land Prices in Osaka Fukushima 5-4

Source : Prepared by the Asset Manager based on the "Real Estate Information Library" of the Ministry of Land, Infrastructure, Transport and Tourism

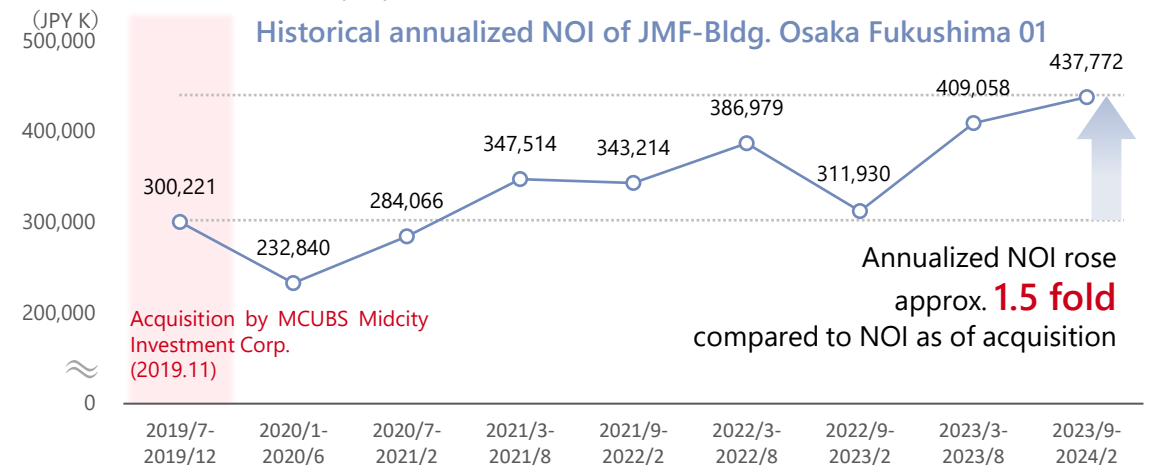
Operation in conjunction with JMF-Bldg. Osaka Fukushima 01

Leveraging JMF management know-how in the Osaka Fukushima area

- Early backfilling of vacancies has been implemented utilizing unique operational capabilities after acquiring JMF-Bldg. Osaka Fukushima 01 in 2019
- Enhanced property value by eliminating the rent gap upon lease renewal and tenant replacement
- Deploy all expertise gained in this area to JMF-Bldg. Osaka Fukushima 02, which has a rent gap approx. 16.7%. Aiming to capture further upside in this area



- Area management**
 - Concentrate acquisitions in a specific area
 - Enhance property value by integrated operation of multiple properties in the same area
- Leasing**
 - Leasing activities utilizing internal and external networks
 - Lead the market through the management of two major properties in the same area



Source: Prepared by the Asset Manager based on PM Report

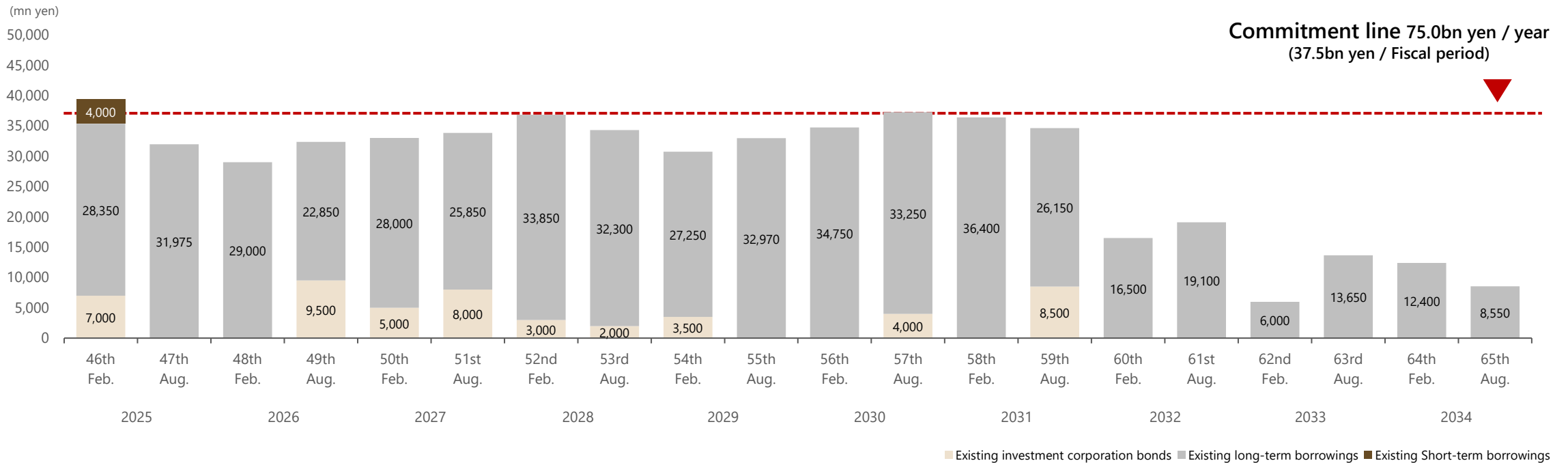
Finance & Sustainability

Adopt flexible funding methods, such as a mix of variable borrowing rates, in light of current changes in the environment.

Financial Indicators

Credit ratings (JCR)	LTV ¹	Average debt cost ²	Average loan term remaining ³	Long-term borrowing ratio ⁴	Fixed-interest ratio
AA (Stable)	LTV : 38.0% Interest-bearing debt to total assets ratio : 44.2%	0.75% (44th : 0.73%)	4.2 years (44th : 4.2 years)	99.3%	95.8%

Maturity ladder (as of Aug. 31, 2024)



1. LTV: It is calculated by dividing the total interest-bearing debt as of the end of Aug. 2024 (45th) Period by the sum of the unrealized gain or loss and the total assets as of the end of Aug. 2024 (45th) Period.
Interest-bearing debt to total assets ratio: It is calculated by dividing the total interest-bearing debt as of the end of Aug. 2024 (45th) Period by the total assets as of the end of the Aug. 2024 (45th).
2. It is calculated by dividing the annual total of interest for debt and investment corporation bonds, loan-related expenses, expenses for issuance and redemption of investment corporation bonds and custodial fees of investment corporation bonds as of the end of Aug. 2024 (45th) Period, by the total interest-bearing as of the end Aug. 2024 (45th) Period.
3. The figure is a weighted average of remaining loan terms based on the amount of interest-bearing as of the end of Aug. 2024 (45th) Period.
4. Long-term loans and investment corporation bonds that become due within one year are included in the long-term borrowing.

Sustainability Initiatives



External Evaluation

Designated as "Five Stars" in GRESB
Received "A-" in CDP

External evaluations obtained in FY2023 & 2024
GRESB Real Estate Assessment CDP Climate Change Reporting

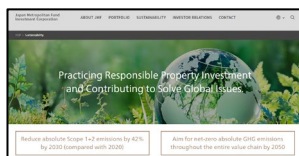


5 Star (highest rank)



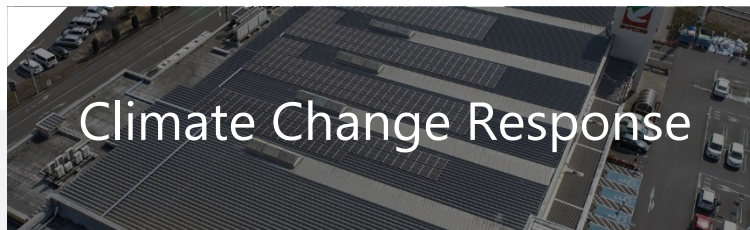
A- (Leadership)

Information Disclosure Based on TCFD
Recommendations (Quantitative Analysis)



- 2022 : "Qualitative Analysis" disclosed
- 2024 : "Quantitative Analysis" disclosed

For details, please see the Sustainability page on the JMF's website.

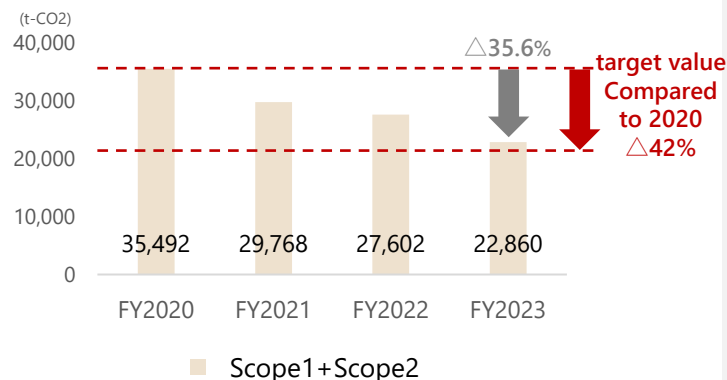


Climate Change Response

Acquired SBTi certification in June 2023
Steady progress toward
GHG emission reduction targets

Reduction target
FY2030 **42%** (Compared to FY2020)
FY2050 **100%**

Reduction results through FY2023
35.6% (Compared to FY2020)



Biodiversity Response

Biodiversity Initiatives

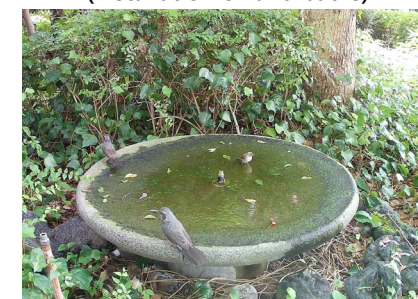
Consider obtaining "ABINC Certification"

Taking steps to obtain "ABINC certification" created by JBIB (Japan Business Initiative for Biodiversity) for "Twin 21"

Twin 21



Activities in the green space
(installation of bird baths)



JMF
04

About JMF

NEXT **JMF**
JAPAN METROPOLITAN FUND

Philosophy of JMF

Japan's largest diversified REIT investing in real estate properties serving as a foundation of the metropolitan life (live, work and consume)

01 Over **20**-year track record and approximately 160 professionals

02 **1.2** trillion yen in AUM [No. **1** among diversified J-REITs and No. **2** among all J-REITs]

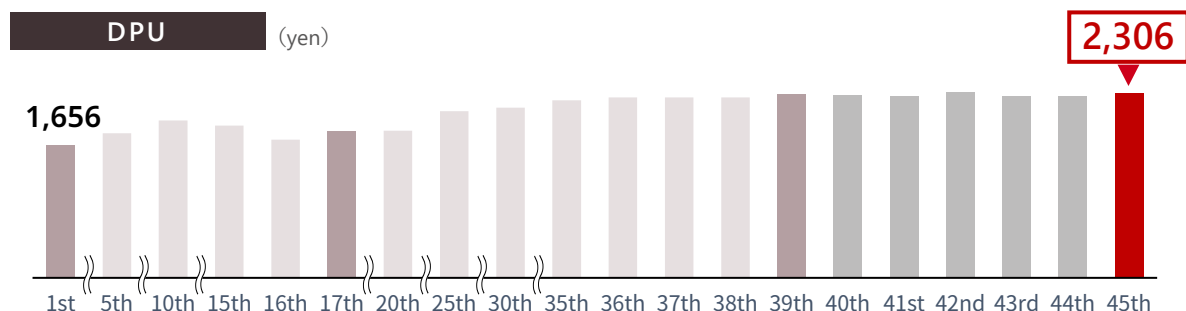
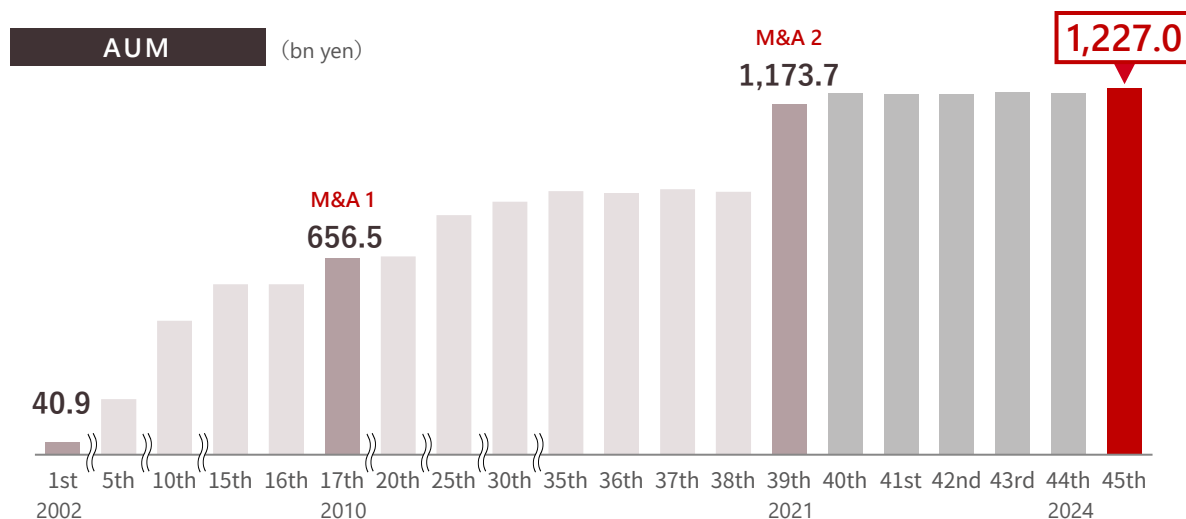
03 Inflation-resistant portfolio
Focused on urban retail properties located in three major metropolitan areas

04 Sponsor synergies with **KKR**, a leading global investment firm with US\$601 billion in AUM

05 Stable financial base (**AA** rating) and industry-leading Sustainability

Corporate Name	Japan Metropolitan Fund Investment Corporation JMF
Security Codes	8953
Fund Listing	March 12, 2002
Closing Month	Six months ending in February and August of each year (Distribution payment months: May & November)
Asset management company	KJR Management KJRM
Sponsor	K K R (76KK, a subsidiary of KKR)
Other entrusted asset management	Industrial & Infrastructure Fund Investment Corporation IIF (The only J-REIT specializing in industrial properties.) AUM : 504.8 bn yen (as of Sep. 2024, after taking into account of the announced sale of properties) Private funds AUM : 115.0 bn yen (as of Sep. 2024)

AUM has grown to 1.2 trillion yen through two mergers since listing in 2002



History of JMF

Mar. 2002 (1st)

Japan Retail Fund (JRF) listed as Japan's third REIT and first REIT specializing in retail properties in Japan

Mar. 2010 (17th)

M&A 1 Merged with LaSalle Japan REIT Inc.

Mar. 2021 (39th)

M&A 2 Merged with office-focused REIT MCUBS MidCity Investment Corporation (former MID REIT, Inc.)

Diversified REIT, Japan Metropolitan Fund Investment Corporation was born

History of KJRM

Nov. 2000

Established an asset management company (Mitsubishi Corp.-UBS Realty, Inc.)

Mar. 2002
JRF IPO

Oct. 2007
IIF IPO

Apr. 2015

Acquired shares of MID REIT Management (MCUBS MidCity Inc.)

Jul. 2019

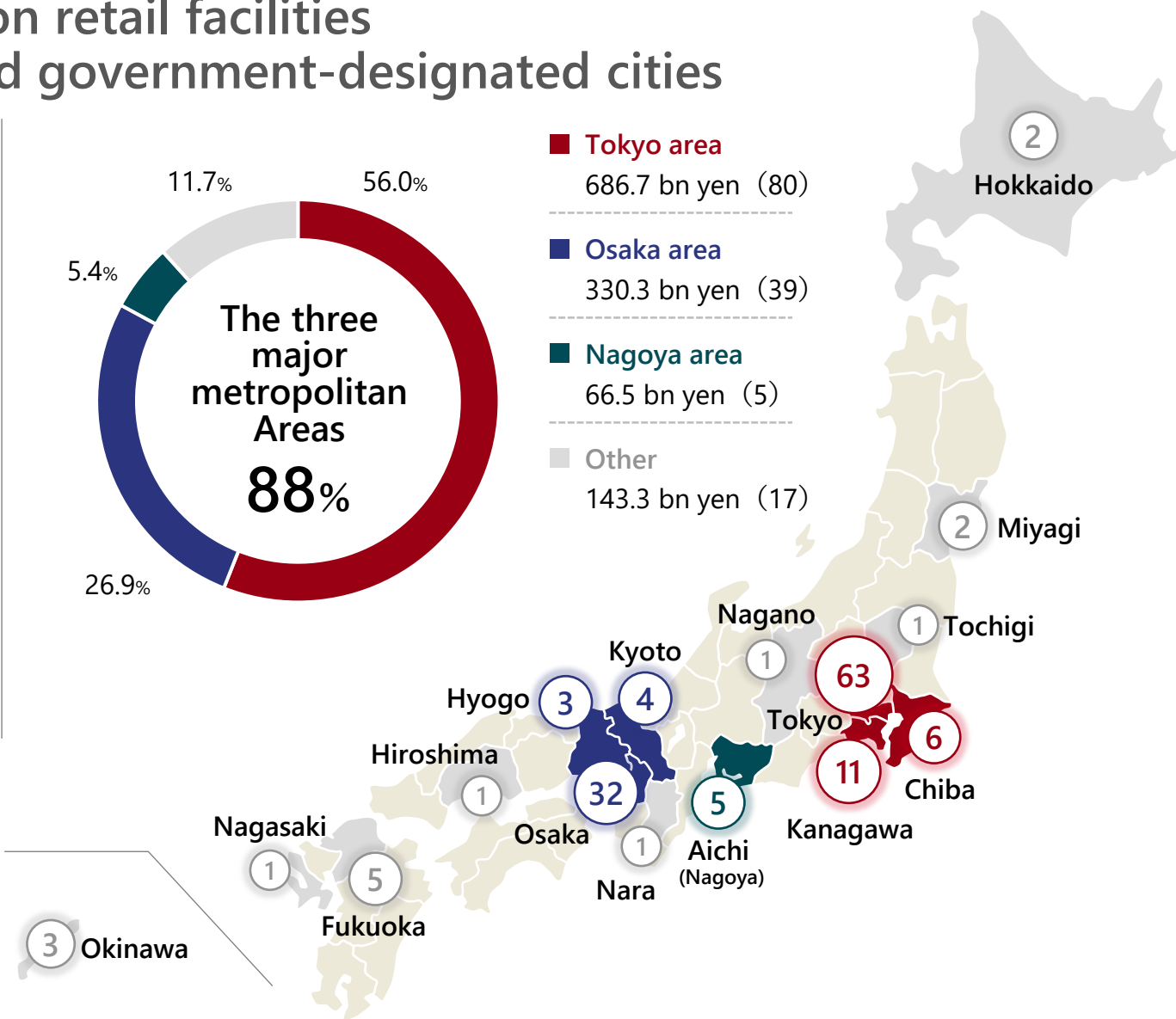
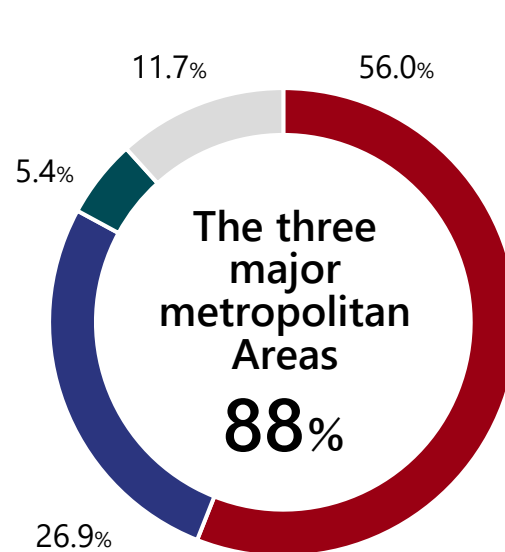
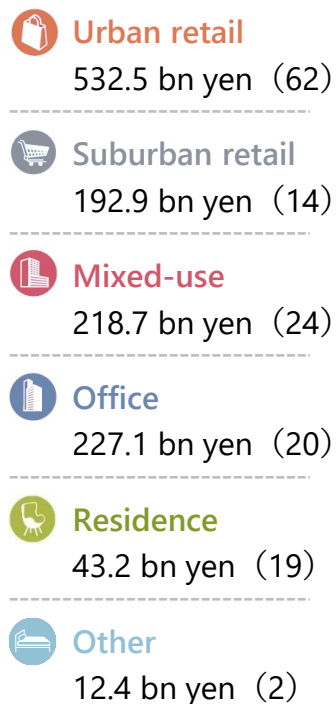
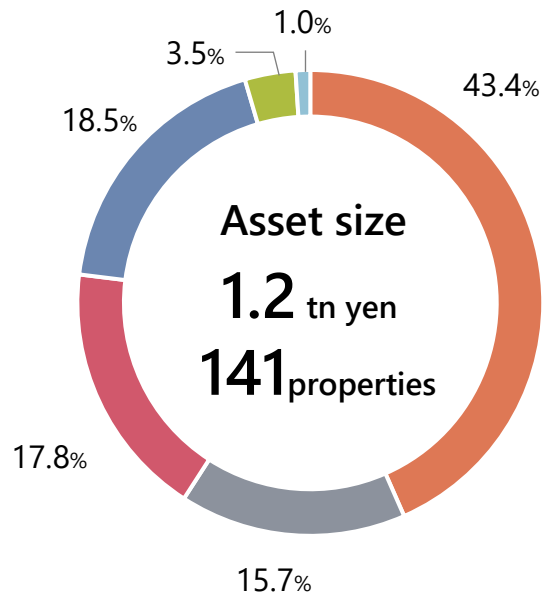
M&A Merged with MCUBS MidCity

Apr. 2022

Change of sponsor Acquired by KKR
The name changed to KJR Management

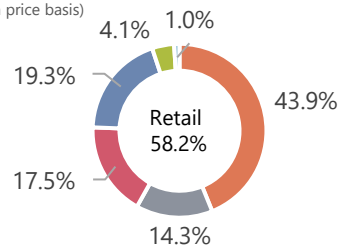
Oct. 2022
Started Private Solutions business

Distributed investment with a focus on retail facilities in three major metropolitan areas and government-designated cities









Including properties planned to be acquired and private REITs, etc.

(1.29tn yen acquisition price basis)



* Acquisition price (1.22tn yen) basis as of Aug. 31, 2024

* Figures in parentheses are numbers of properties

Type of Use (Number of property)	Acquisition Price (bn yen)	Appraisal Value (bn yen)	Unrealized profits and losses (bn yen)	Annual basis NOI ¹ (bn yen)	NOI Yield
 Urban retail (62)	532.5	638.2	140.0	25.3	4.8%
 Suburban retail (14)	192.9	189.3	31.9	9.6	5.0%
 Mixed-use (24)	218.7	250.8	25.6	16.6	3.7%
 Office (20)	227.1 (235.7 ²)	234.0	4.8		
 Residence (19)	43.1 (51.5 ³)	48.1	4.0	1.5	3.7%
 Hotel (2)	12.4	12.5	0.3	0.6	5.1%
ALL (141)	1,227.0	1,373.1	206.7	53.9	4.4%
VS. 44th Actual ALL (+8)	+17.0	+28.6	+11.7	+0.4	-0.0point

Occupancy Rate				
The 44th period (Feb. 29, 2024)	The 45th period (Aug. 31, 2024)		The 46th period (Feb. 28, 2025) Forecast	The 47th period (Aug. 31, 2025) Forecast
	Forecast	Actual		
99.8%	99.9%	99.9%	98.7%	99.9%
97.5%	95.4%	96.8%	96.7%	96.6%
93.3%	92.7%	94.7%	96.5%	96.5%
100.0%	100.0%	100.0%	100.0%	100.0%
99.3%	99.0%	99.3%	98.3%	99.3%

1. Annual basis NOI does not include dividend income etc..
2. Includes ownership of silent partnership interests related to Nagoya Lucent Tower.
3. Includes the total investment amount in private REITs.
4. Total acquisition price including ownership of silent partnership interests related to Nagoya Lucent Tower and private REITs is 1,227.0bn yen.

Focuses on investing in retail properties and diversifies investments to mixed-use, offices, and residential properties

< Major investment targets >



Retail

Investment targets

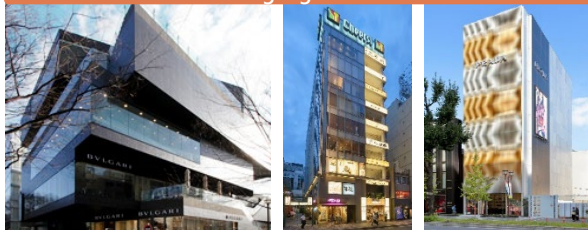
- Facing high street
- Urban retail properties
- Residential stations



JMF's targets

- High commercial viability, such as downtown and trade area population
- Properties with the potential for appreciation during inflation due to percentage rents

Facing high street



GYRE
(Tokyo : Omotesando)

Cheers Ginza
(Tokyo : Ginza)

G-Bldg. Midotsuji 02
(Osaka : Midotsuji)

Urban retail properties



MARINE & WALK YOKOHAMA
(Yokohama)



DFS T GALLERIA OKINAWA (Okinawa)

Residential Stations



mozo wonder city (Nagoya)

Machinoma Omori (Tokyo)



Mixed-use

Investment targets

- Mixed-use properties located in urban areas



JMF's targets

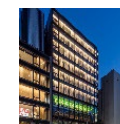
- Tenant mix based on retail facility management know-how
- Conversion of existing properties to make the most efficient use of their uses



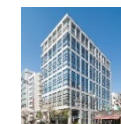
Retail x Office
Twin 21



Retail x Residence
JMF-Bldg. Hiroo 01



Retail x Hotel
JMF-Bldg.
Shibuya 01



Office x Residence
JMF-Bldg.
Ichigaya 01



Offices

Investment targets

- Urban & Commuter-town Offices



JMF's targets

- Distributed investments mainly in Tokyo and Osaka
- Medium and B-class properties that do not compete with newly developed S-class properties



JMF-Bldg.
Nihombashi Hamacho 01
(Tokyo)



JMF-Bldg.
Higobashi 01
(Osaka)



Residence, other

Investment targets

- Rental residential properties in densely populated areas with good access to the city center
- Hotels in urban areas



JMF's targets

- Mainly new or recently built residential for singles and DINKS
- Invest in private REITs that invest in residential properties



JMF-Residence
Gakugeidaigaku (Tokyo)

Build a portfolio that transcends use through property management and acquisition capabilities

Internal Growth α

- Management capabilities leveraging asset scale of over 1 trillion yen
- Over 20 years of management know-how
- Capability to handle a variety of asset types, including large multi-tenant properties
- Relationships with over 1,500 retail and office tenants

External Growth α

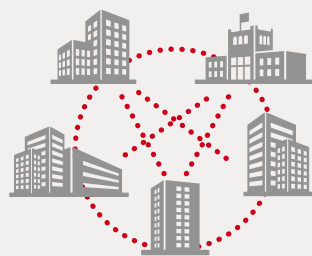
- Industry-leading information gathering capabilities
- JMF's proprietary acquisition methods (Private REIT investment, M&A, etc.)
- Synergies with KKR, including from carve-outs

The highest & best use of properties



Improve profitability of assets by making the best use of properties to meet rental needs

Area management



Improve profitability and asset value by linking assets held in the same area



Proprietary network



Since listing, build a proprietary information network that does not rely on sponsors

Development of new methods



Expands acquisition methods further by converting to a diversified REIT

Property Management

▼ Management methods ▼ Details

The highest & best use of properties		
1	Review of contract details	<ul style="list-style-type: none"> Change contract terms (increase rent, convert to a fixed-term lease, etc.) Introduce revenue-based rent or step-up rent
2	Tenant replacement	<ul style="list-style-type: none"> Eliminate rent gaps Improve contract terms
3	Large-scale renewal	<ul style="list-style-type: none"> Maintain freshness of facilities and improve value
4	Conversion	<ul style="list-style-type: none"> Convert to mixed-use facilities
5	Reconstruction	<ul style="list-style-type: none"> Temporarily take properties off the balance sheet and repurchase them after reconstruction The investment corporation reconstructs properties with them on the balance sheet
Area management		
	Attracting tenants between properties	<ul style="list-style-type: none"> Introduce other properties to meet tenant needs for new store openings
	DX	<ul style="list-style-type: none"> Building a Customer Data Platform (CDP)
	Sustainability	<ul style="list-style-type: none"> Introduce green leasing Contribute to the environment, society, and employee satisfaction

Property acquisition

▼ Acquisition Method ▼ Details

1	Reciprocal transaction	<ul style="list-style-type: none"> Asset replacement to create alignment of mutual strategic interests
2	Initiatives with developers	<ul style="list-style-type: none"> Acquisition of properties developed for exit
3	Collaboration with tenants	<ul style="list-style-type: none"> Acquire tenant assets based on tenant needs
4	Related to investment in private REITs	<ul style="list-style-type: none"> Acquired units of privately placed REITs that meet the investment criteria Acquisition of properties developed by private REIT sponsors
5	Mezzanine loan bond investment	<ul style="list-style-type: none"> Investments in funds organized for mezzanine loan bond investment purposes Acquire properties by leveraging a network of lenders with mezzanine loans
6	M&A	<ul style="list-style-type: none"> Mergers with J-REITs
7	Sponsor support by KKR	<ul style="list-style-type: none"> Jointly participate in large-scale deals with sponsors to acquire properties that meet investment criteria
8	Participation in Redevelopment Projects as a Participating Partner	<ul style="list-style-type: none"> Participation in large-scale redevelopment projects as a participating partner Acquire properties to be developed after redevelopment

The highest & best use of properties

Tenant replacement

□ JMF-Bldg. Higobashi01

(Osaka-shi, Osaka)

Completed backfill of four floors vacated at the end of Jul. 2023 by expanding floor space and attracting new tenants

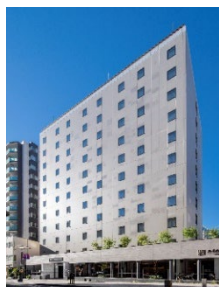


Floor	Tenant
11F	New
10F	Expanded floor space
9F	New
8F	Expanded floor space
1-7F	

Fixed-rent increase rate
+22%

□ OMO3 Tokyo Akasaka

(Mitnato-ku, Tokyo)



- In 2021, a former tenant began civil rehabilitation proceedings and moved out
- Replaced by a new tenant, OMO, a Hoshino Resort Group brand
- Occupancy increased after the COVID-19 pandemic, increasing revenue-based rent

Large-scale renewal

□ mozo wonder city

(Nagoya-shi, Aichi)

Major renovation regularly implemented to maintain freshness

Main renewal 2022

Expenditure	Increase in NOI	ROI
620mn yen	54mn yen	8.8%

A pop-up store with a focus on sustainability



Takeout Food & Beverage Zone
"mozo Food Marché"



- Created a new food sales zone to capture changes in consumer behavior during the COVID-19 pandemic
- Established industry-university partnerships with local universities and set up stores under the theme of sustainability
- Both sales and customer numbers exceeded plan expectations

Conversion to mixed-use

□ JMF-Bldg. Tenjin Nishi-dori 01

(Fukuoka-shi, Fukuoka)

- The Tenjin Big Bang project extends to the redevelopment of the surrounding area
- In September 2022, exterior wall construction work was conducted, envisioning a mixed-use facility while utilizing the old building without demolishing it
- Attracted co-working space and service tenants after restaurant tenants left



Floor	BEFORE	AFTER
9F	Restaurant (Dining bar)	Coworking space
8F	Restaurant (Izakaya)	Restaurant (Izakaya)
7F	Restaurants (Darts bar)	Restaurants (Darts bar)
6F	Restaurant (Izakaya)	Beauty salon
5F	Restaurant (Izakaya)	Restaurant (Izakaya)
4F	Restaurant (Izakaya)	Beauty salon
3F	Restaurant (Izakaya)	Medical clinic
1F - 2F	Sales of goods	Sales of goods

Reconstruction

□ JMF-Bldg. Jiyugaoka 01

(Meguro-ku, Tokyo)

- In 2015, decided to reconstruct the 30-year-old Building B as the investment corporation's first reconstruction with the property on the balance sheet
- The building now has an advanced structure, with the main structure made of fire-resistant wood, which gives it an advantage in leasing and reduces environmental impact
- In 2020, after the tenants moved out, the building was designed to allow for subdivided leasing when reconstructed and successfully attracted successor tenants



Former name : Corinne



Bldg. B

Expenditure	Increase in NOI	ROI
598mn yen	37mn yen	6.4%

Area management

Attracting tenants between properties

Attracted MUJI stores to large blocks in two properties

- ❑ KAMISHIN PLAZA (Osaka-shi, Osaka)
- ❑ Kyoto Family (Kyoto-shi, Kyoto)

- Promptly understood strategies for opening tenant stores in retail facilities adjacent to residential areas during the COVID-19 pandemic at KAMISHIN PLAZA and succeeded in attracting the stores to large blocks (opened in October 2022)
- Information collaboration between properties enabled store openings in the Kyoto Family property (opened in June 2022)

KAMISHIN PLAZA

Queue at the opening



Kyoto Family

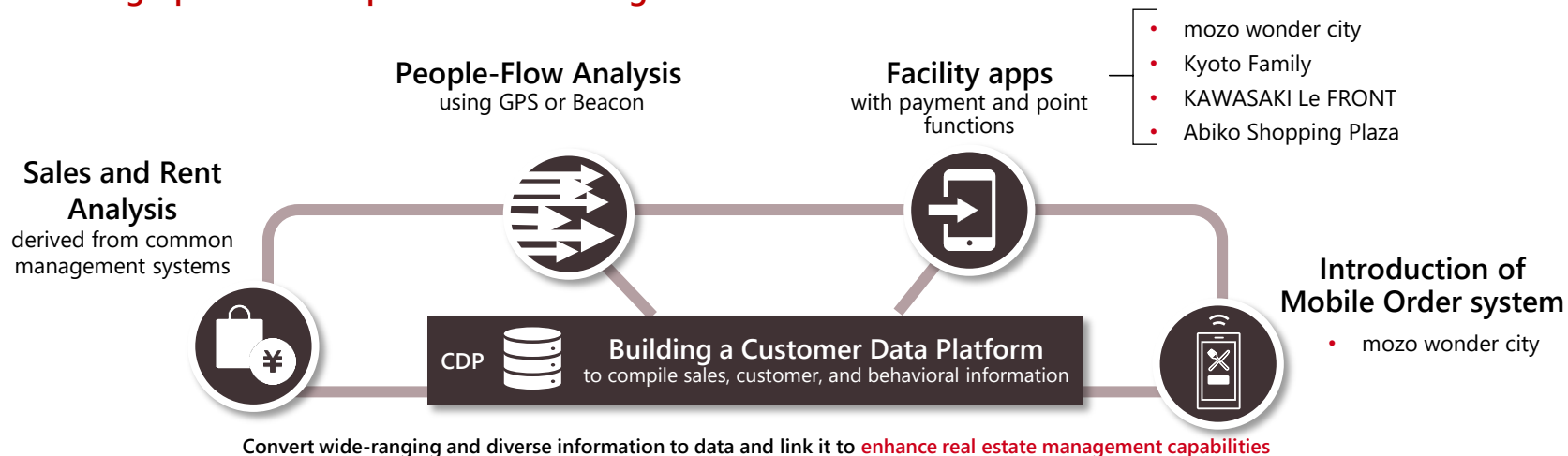


DX

Synergistic effects on revenue expansion and area management through DX

Promoting operational sophistication through DX

* See the Appendix Material for examples of sustainability.



~ Effects of DX ~

❑ Revenue expansion

Sales increase

- Increase sales per customer through membership
- Increase sales and income by raising the membership sales ratio

Cost reduction

- Discontinuation of advertising costs for paper-based advertising and old systems in conjunction with the introduction of the app
- Optimization of SG&A expenses by determining visitor attributes and residences

❑ Expansion of customer base and trade area

- Increase in sales from outside the trade area

❑ Area management

- Generation of demand through customer referrals, etc. (Tsunagu Pass)
- Investigation of appropriate property acquisition

❑ Leasing

- Investigation of accurate store opening by determining traffic volumes and customer attributes, etc.

Reciprocal transaction

□ JMF-Bldg. Akasaka 02 (Minato-ku, Tokyo)

Asset replacement to create alignment of mutual strategic interests

Through reciprocal transactions with Hulic Co., Ltd. In 2021

- Acquired Class-A office space in a prime location
- Secured adequate gain on sales of real estate divided into three fiscal periods (approx. 5.5 billion yen)

Secured gains on sales through reciprocal sales

Acquisition price

42.4bn yen

Disposition price

20.8bn yen

Gains on sales

5.6bn yen



G-Bldg. Ginza 01
G-Bldg. Shinjuku 01
Summit Store Nakano Minamidai

Initiatives with developers

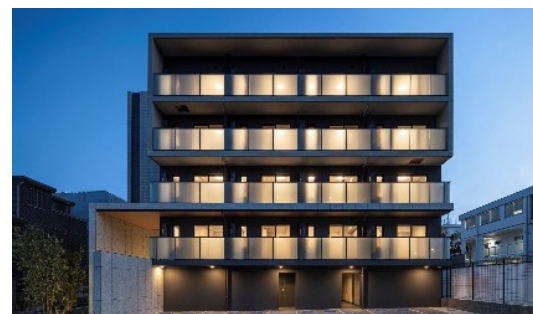
□ JMF-Residence Gakugeidaigaku (Setagaya-ku, Tokyo)

Acquisition of properties developed by developers for exit

- In March 2022, JMF acquired a newly built stand-alone residential property for the first time
- Contracts concluded at a faster pace than expected at the time of acquisition, resulting in a higher occupancy rate
- Assumed yield at the time of acquisition exceeded

Effects were greater than expected at the time of acquisition

	Forecast	After Acquisition (45th)
NOI yield	3.7%	4.0%
NOI yield (after depreciation)	3.1%	3.4%



Collaboration with tenants

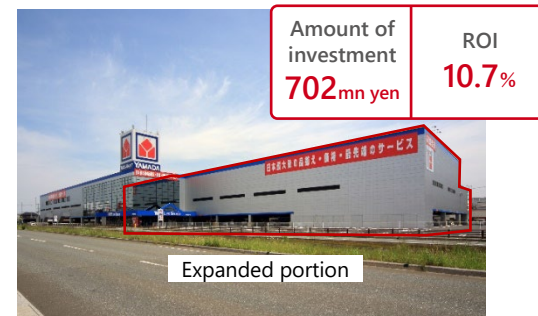
□ Tecc LIFE SELECT Fukuoka Shime Honten (Kasuya-gun, Fukuoka)

Acquisition of tenant assets based on tenant needs for additional floor space

- Additionally acquired portions constructed by tenants in Mar. 2023 by succeeding the position of the construction ordered
- Realized contract period extensions (20+ years) and enhanced profitability by signing a new lease contract

Effects on expansion

	Existing building	Existing building & Expanded portion
Acquisition price	4,150mn yen	4,852mn yen
NOI yield	7.4%	7.8%
NOI yield (after depreciation)	5.5%	5.8%



Amount of investment
702mn yen

ROI
10.7%

Related to investment in private REITs

□ Investment units of NSPR and HPR

Investment in privately placed REITs, a first for a publicly offered investment corporation

Amount of Investments	Dividend yield
8.3bn yen (as of Aug. 2024)	4.3% → 5.0% 39th 45th

Significance of investment in private REITs

1. **Acquire exposure to residential property with high profitability**
Enjoy profitability with a dividend yield of at least 4%
2. **Increased knowledge of residential property management**
Acquire market information and management know-how, etc.
3. **Stronger External Growth Potential**
Possibility of acquisition of properties developed by sponsors of private REITs



◀ In March 2023, we acquired the property from Hoosiers Asset Management

JMF-Residence Ikebukuro 1-chome
(Toshima-ku, Tokyo)

*NSPR stands for "Nisshin Private Residences REIT, Inc."
*HPR stands for "Hoosiers Private REIT Investment Corporation"

KKR, a leading global investment firm

KKR

Listed on the New York Stock Exchange with offices in 4 continents across 25 cities worldwide



Credit & Liquid Strategies

USD **237** bn

- Leveraged Credit
- Alternative Credit
- Hedge Fund
- Strategic Partnerships



Private Equity & Real Assets

USD **333** bn

- Private Equity
- Infrastructure
- Growth Equity
- Real Estate
- Energy

* As of Dec. 31, 2023

Extensive track record of investing in Japan

- KKR manages around USD18bn in AUM in Japan across asset classes, and has had a Japan office since 2006
- Extensive track record of investing in the success of Japanese businesses



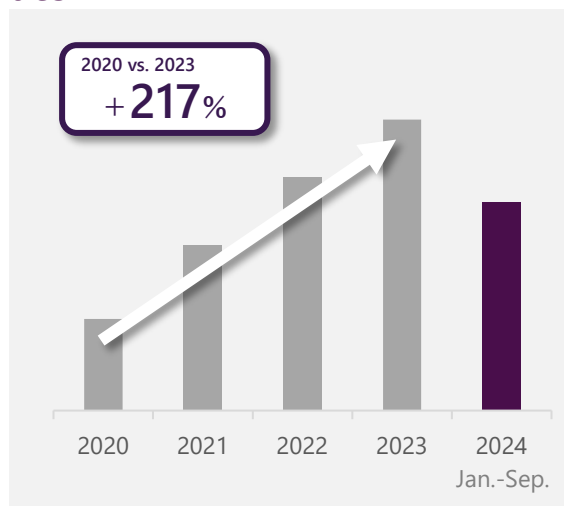
Provide growth opportunities by leveraging our corporate network

- **Generate significant real estate deal flow by** leveraging KKR's extensive global network of partners and portfolio companies across asset classes (private equity, real estate, infrastructure, etc.)
- **Tap into KKR's M&A and capital markets expertise and value creation capabilities** to create both organic and inorganic growth opportunities

Synergy with KKR

■ Increase in pipeline opportunities <Number of acquisition bring-in>

- Significant increase in deal pipeline after KKR took over as sponsor in 2022 (41st period) in addition to conversion to a diversified REIT in 2021 (39th period)



■ Joint Participation in Large-Scale Deals

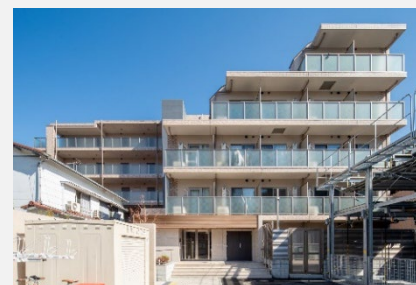
- Collaborate with KKR on deals that would otherwise be challenging to enter alone to acquire properties that meet JMF's investment criteria

■ Collaboration with KKR

- Joint proposals with KKR, collaboration with business investment targets, and consideration of carve-outs
- Seek growth opportunities through M&A

JMF × KKR

Joint participation with KKR in large-scale deals



Participated with KKR in a large-scale portfolio deal for 10 residential properties and acquired JMF-Residence Fujisawa, which meets JMF's investment criteria

Acquired in Mar. 2023

JMF-Residence Fujisawa (Fujisawa-shi, Kanagawa)

<Reference> IIF × KKR

Carve-out deals through CRE Proposal

Example of "Industrial & Infrastructure Fund Investment Corporation" for which KJRM is entrusted with asset management

Central Tank Terminal Co., Ltd.
IIF acquired three rare sites with leasehold interest for tank terminals



IIF Kawasaki Port Tank Terminal
(Land with leasehold interest)

LOGISTEED, Ltd.

IIF acquired 28 core logistics facility properties



IIF Osakaibaraki Logistics Center

Japan Metropolitan Fund Investment Corporation

Disclaimer

- This material may contain information such as data on future performance, plans, management targets, and strategies. Such descriptions with regard to the future are based on current hypotheses and assumptions about future events and trends in the business environment, but these hypotheses and assumptions are not necessarily correct. As such, actual results may vary significantly due to various factors.
- This material is prepared based on Japanese accounting principles unless otherwise noted.
- This material is to be used for analyzing the financial results of JMF, and is not prepared for the purpose of soliciting the acquisition of JMF's investment securities or the signing of financial instruments contracts. When investing, we ask investors to invest on their own responsibility and their own judgment.
- JMF is a publicly-offered real estate investment corporation (J-REIT) investing in real estate and related assets the prices of which may fluctuate. Unitholders of the Investment Corporation may suffer loss when unit prices decline in the market or an amount of distributions declines, according to economic and interest rate circumstances, a balance of supply and demand for units, real estate market environment, fluctuations of prices of, and rent revenues from real estate properties under management, disasters, aggravation of financial status of JMF and other reasons. For details, please see "Investment Risk" in the Securities Registration Statement (offering circular) and the Securities Report of JMF.

Asset Management Company: KJR Management

(Financial Instruments Dealer Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403, Member of The Investment Trusts Association, Japan, Member of the Japan Investment Advisers Association, Member of the Type II Financial Instruments Firms Association)