

March 12, 2021

To all concerned parties:

Investment Corporation

**Japan Metropolitan Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

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

Asset Management Company

**Mitsubishi Corp.-UBS Realty Inc.**

Representative: Katsuji Okamoto, President & CEO

Inquiries: Keita Araki, Executive Director &

Head of Metropolitan Business Division

TEL: +81-3-5293-7081

### Notice Concerning tenant of management assets (Hotel Vista Premio Tokyo)

Japan Metropolitan Fund Investment Corporation ("JMF") announces that one of the tenants in the assets it owns informed us today that it has filed for application if the Civil Rehabilitation Proceedings at the Tokyo District Court outline below.

#### 1. Overview of Tenant

|   |                                  |
|---|----------------------------------|
| Name of Asset                             | Hotel Vista Premio Tokyo         |
| Name of Tenant                            | VISTA HOTEL MANAGEMENT CO., Ltd. |
| Leased Area                               | 4,236.46 m <sup>2</sup>          |
| Ratio to total rentable area owned by JMF | 0.2% (as of March 1, 2021)       |

#### 2. Future Outlook

JMF merged with the former MCUBS MidCity Investment Corporation ("MMI") on March 1, 2021.

There will be no particular impact on our revenue forecast for the February 2021 fiscal period (from September 1, 2020 to February 28, 2021).

In addition, for the period ending August 2021 (the 39th Fiscal Period: from March 1, 2021 to August 31, 2021), as announced in the "Update on the Notice Concerning the Forecasts for Operating Results and Distributions Subsequent to the Merger of Japan Retail Fund Investment Corporation and MCUBS MidCity Investment Corporation for the Fiscal Period ending August 31, 2021 (the 39th Fiscal Period)" dated October 16, 2020, we already had revised the forecast values to reflect the request from the tenants to reduce the rent, and we believe that the effects of this incident are minor. The impact of this incident to our forecast is currently under scrutiny and will be announced in detail when we announce our financial results scheduled on April 16, 2021.

The impact of this incident to MMI's operating results on the February 2021 fiscal period (the 29th fiscal period: from July 1, 2020 to February 28, 2021) is immaterial, and there is no change in the forecast value of the payment upon the merger per unit announced in the financial results summary dated August 28, 2020.

We will promptly inform you of any new matters that should be disclosed in the future.

This English language release is for informational purposes only, and the Japanese language release should be referred to as the original.