

J.P. MORGAN REAL ESTATE INCOME TRUST, INC.

Policy on Reporting of Concerns Regarding Accounting and Other Matters

The audit committee of the board of directors (the “Audit Committee”) of J.P. Morgan Real Estate Income Trust, Inc., a Maryland corporation (the “Company”), has adopted this policy on reporting of concerns regarding accounting and other matters. This policy is designed to provide a channel of communication for employees of the Company, if any, employees of J.P. Morgan Investment Management Inc. (“JPMIM”) or its affiliates who provide services for or on behalf of the Company, or other interested parties, including stockholders of the Company, to report any actual or potential (i) violations of applicable law or regulation, the Company’s Code of Business Ethics or other policy, (ii) retaliatory acts, or (iii) other concerns regarding the Company’s accounting, auditing, legal or regulatory practices (collectively, “Reportable Acts”). With respect to employees of the Adviser or its affiliates, compliance with the policy does not relieve you of your obligation to comply with other internal policies as applicable, including but not limited to the J.P. Morgan Chase Code of Conduct and the Code of Ethics for J.P. Morgan Asset Management.

Reports may be made in writing to:

If to the Audit Committee at the following address:

Audit Committee of J.P. Morgan Real Estate Income Trust, Inc.
c/o J.P. Morgan Investment Management Inc.
277 Park Avenue
Floor 9
New York, New York 10172

If to the Compliance or Legal Department at the following address:

Compliance/Legal Department of J.P. Morgan Real Estate Income Trust, Inc.
c/o J.P. Morgan Investment Management Inc.
277 Park Avenue
Floor 9
New York, New York 10172

Reports can also be made by calling the JPMC Conduct Hotline toll-free at 1-855-JPMCODE (1-855-576-2633). The JPMC Conduct Hotline is operated by an independent third-party reporting service and is available any time, night or day. In addition, reports can be made online at www.tnwgrc.com/jpmc. Where permitted by applicable law, reports may be made anonymously and confidentially. The information in the

report will be provided to Company management or, as appropriate, the Audit Committee as promptly as practicable, and may also be shared with other internal groups as necessary.

Reporting is required whether the violation involves the reporting party or someone else, including other employees, consultants, contract or temporary workers, business partners or agents, or customers or suppliers. Do not investigate actual or potential violations yourself. Report it and the matter will be investigated by the appropriate parties. You must cooperate as directed by the Company in any investigation or inquiry.

Just as you will be held responsible for your own actions, you can also be held responsible for not reporting actions of others you knew or should have known were Reportable Acts. Reporting to the Company does not prevent you from reporting conduct that you believe to be an actual or potential violation of law to the government or regulators.

To the extent possible, reports should be factual rather than speculative or conclusory, and should contain as much specific information as possible to allow for proper assessment. In addition, to the extent possible, reports should contain sufficient corroborating information to support the commencement of an investigation.

The Company and the Adviser strictly prohibit any intimidation or retaliation for good faith reporting of actual or potential Reportable Acts, no matter whom the report concerns.

Adopted: June 1, 2022