
News release:

J.P. Morgan Real Estate Income Trust, Inc. Initial Public Offering Declared Effective by Securities and Exchange Commission

New York, NY (July 26, 2022) – J.P. Morgan Real Estate Income Trust, Inc. (“JPMREIT”) today announced that its registration statement on Form S-11 has been declared effective by the U.S. Securities and Exchange Commission. The initial public offering of common stock consists of up to \$4,000,000,000 of Class T, Class S, Class D and Class I shares in the primary offering and up to \$1,000,000,000 of shares pursuant to a distribution reinvestment plan. JPMREIT is externally advised and sponsored by J.P. Morgan Investment Management Inc. (“JPMIM” or the “Adviser”).

JPMREIT’s equity real estate investments will include a range of asset types with a focus on stabilized, income-generating properties. To a lesser extent, JPMREIT will also invest in real estate value creation opportunities that incorporate property refurbishment, redevelopment and development, which are expected to be owned long-term for both income generation and potential capital appreciation.

JPMREIT seeks to build a property portfolio comprised of approximately 75% stabilized, income-generating properties and 25% refurbishment, redevelopment and development properties. JPMREIT expects to invest in the property types helped by the manner in which the COVID-19 pandemic has accelerated fundamental changes in the way Americans use real estate to consume, work and live and expects to qualify as a real estate investment trust for federal income tax purposes.

Shares in JPMREIT will be offered on a continuous basis at a price generally equal to the net asset value per share of each class of common stock, updated monthly. The initial per share purchase price was \$10.00 per share, plus applicable upfront selling commissions and manager fees.

J.P. Morgan Institutional Investments Inc. will act as the dealer manager for the offering on a best efforts basis and will engage selected broker-dealers to participate in the distribution of the shares to individual investors.

Written copies of the prospectus may be obtained from J.P. Morgan Investment Management Inc., Attn: Sam Wallman.

These statements are based upon JPMREIT’s current expectations and speak only as of the date hereof. JPMREIT’s actual results may differ materially and adversely from those expressed in any forward-looking statements as a result of various factors and uncertainties including those relating to future economic, competitive and market conditions and future business decisions by JPMREIT. JPMREIT undertakes no obligation to revise or update publicly any forward-looking statements for any reason.

THIS PRESS RELEASE SHALL NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY, NOR SHALL THERE BE ANY SALE OF THE SECURITIES DESCRIBED HEREIN IN ANY STATE OR JURISDICTION IN WHICH SUCH OFFER, SOLICITATION OR SALE WOULD BE UNLAWFUL PRIOR TO REGISTRATION OR QUALIFICATION UNDER THE SECURITIES LAWS OF ANY SUCH STATE OR JURISDICTION. AN OFFERING IS MADE ONLY

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BY THE PROSPECTUS WHICH FORMS A PART OF THE REGISTRATION STATEMENT. **This press release must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to each prospective investor in connection with the offering.**

Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of our common stock, determined if the prospectus is truthful or complete or passed on or endorsed the merits of the offering. Any representation to the contrary is a criminal offense.

J.P. Morgan Institutional Investments Inc.; dealer manager, member FINRA/SIPC

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