Think bold today for a brighter tomorrow.

MC-UBS GROUP

Japan Metropolitan Fund Investment Corporation

July 15, 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 Debt Financing (Refinancing)

Japan Metropolitan Fund Investment Corporation ("JMF") announced today the refinancing of existing borrowings as outlined below.

1. Refinancing

JMF will refinance the exiting loan (borrowing amount of 8,950 million yen), which reach maturity on July 30, 2021, as below.

Description of New Loan

Lender	Loan Amount	Loan Term	Interest Rate (Note)		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Sumitomo Mitsui Banking Corporation	¥ 950 Million	7.5 years	Fixed	To be determined	July 30, 2021	Unsecured and unguaranteed, lump sum repayment	January 31, 2029
MUFG Bank, Ltd.	¥ 2,650 Million	8.5 years	Fixed	To be determined			January 31, 2030
Mizuho Bank, Ltd.	¥ 900 Million	10 years	Fixed	To be determined			July 31 2031
Development Bank of Japan Inc.	¥ 900 Million	10 years	Fixed	To be determined			July 31 2031
Aozora Bank, Ltd.	¥ 1,700 Million	10 years	Fixed	To be determined			July 31 2031
Resona Bank, Limited.	¥ 1,300 Million	10 years	Fixed	To be determined			July 31 2031
The Senshu Ikeda Bank, Ltd.	¥ 550 Million	10 years	Fixed	To be determined			July 31 2031

(Note) The announcement on the interest rate will be made at the time of determination

<Reference : Description of Existing Loan Subject to Repayment>

Lender	Loan Amount	Loan Term	Interest Rate (Note1)		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Mizuho Bank, Ltd. Aozora Bank, Ltd.	¥1,800 Million	7 years	Fixed	1.478%	July 31, 2014	Unsecured and unguaranteed, lump sum repayment	July 30, 2021
Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Resona Bank, Limited. MUFG Bank, Ltd. The Senshu Ikeda Bank, Ltd.	¥4,500 Million	6 years	Fixed	1.034% (Note2)	July 31, 2015		
Development Bank of Japan Inc. Aozora Bank, Ltd. MUFG Bank, Ltd. The Senshu Ikeda Bank, Ltd.	¥2,650 Million	5 years	Fixed	0.494%	July 29, 2016		

(Note1) Figures are rounded off to third decimal places.

(Note2) JMF has executed interest rate swap agreements to fix the interest rate.

2. Status of Interest-Bearing Debts After the Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	0	0	0
Total Short-Term Interest-Bearing Debt	0	0	0
Long-Term Borrowings (Note)	479,175	479,175	0
Corporate Bonds	59,500	59,500	0
Total Long-Term Interest-Bearing Debt	538,675	538,675	0
Total Borrowings and Corporate Bonds	538,675	538,675	0

(Note) Long-term borrowing amount includes the current portion of long-term borrowings.

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