Japan Metropolitan Fund Investment Corporation

July 29, 2024

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
(Tokyo Stock Exchange Company Code: 8953)
Representative: Masahiko Nishida, Executive Director
URL: https://www.jmf-reit.com/english/
Asset Management Company
KJR Management
Representative: Naoki Suzuki, President & CEO
Inquiries: Keita Araki, Executive Officer & Head of Metropolitan Division
TEL: +81-3-5293-7081

Notice Concerning Debt Financing (Determination of Interest Rate)

Japan Metropolitan Fund Investment Corporation announces today the applicable interest rate for the new loans which had not been determined at the time of press release titled "Notice Concerning Debt Financing (Refinancing)" released on July 12, 2024.

1. Determination of Interest Rate

Lender	Loan Amount	Loan Term	Interest Rate (Note)		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥3,300 Million	7.0 years	Fixed	1.046%	July 31, 2024	Unsecured and unguaranteed, lump sum repayment	July 31, 2031
Sumitomo Mitsui Trust Bank, Limited	¥1,500 Million	7.0 years	Fixed	1.003%			
Aozora Bank, Ltd.	¥1,000 Million	7.0 years	Fixed	1.056%			
Mizuho Bank, Ltd.	¥600 Million	7.0 years	Fixed	1.056%			
Sumitomo Mitsui Banking Corporation	¥1,100 Million	8.0 years	Fixed	1.143%			July 30, 2032
Aozora Bank, Ltd.	¥1,250 Million	9.0 years	Fixed	1.255%			July 29, 2033
Resona Bank, Limited	¥2,200 Million	10.0 years	Fixed	1.376%			July 31, 2034
MUFG Bank, Ltd.	¥2,000 Million	10.0 years	Fixed	1.360%			
Development Bank of Japan Inc.	¥1,350 Million	10.0 years	Fixed	1.370%			

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

2. Future Outlook

This refinancing will be at a lower interest rate than the assumed interest rate in the forecast, and therefore, the profit is expected to increase due to a decrease in non-operating expenses, but the impact of this matter on August 2024 fiscal period (45th fiscal period: March 1, 2024 to August 31, 2024) and February 2025 fiscal period (46th fiscal period: September 1, 2024 to February 28, 2025) is minor.

For the current forecasts for the operating results and distributions, please refer to the press release titled “Notice Concerning Revised Forecasts for Operating Results and Distributions (Upward Revision) for the August 2024 (45th) Fiscal Period and the February 2025 (46th) Fiscal Period” released on July 29, 2024.

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