Japan Metropolitan Fund Investment Corporation

September 20, 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 (Refinancing)

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

1. Refinancing (Total 14.3 billion yen)

JMF will refinance the existing loan (borrowing amount of 8,500 million yen) maturing on September 30, 2024, the existing loan (borrowing amount of 3,800 million yen) maturing on October 1, 2024 and the existing loan (borrowing amount of 2,000 million yen) maturing on October 7, 2024, as outlined below.

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	¥ 1,400 Million	0.3 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.120% (Note 1)	September 30, 2024	Unsecured and unguaranteed, lump sum repayment	January 31, 2025
Daishi Hokuetsu Bank, Ltd.	¥ 300 Million	1.0 year	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.120% (Note 1)			September 30, 2025
MUFG Bank, Ltd.	¥ 4,100 Million	4.0 years	Fixed	To be determined (Note 2)			September 29, 2028
The Ashikaga Bank, Ltd. The Kiyo Bank, Ltd. The Juroku Bank, Ltd. The Hokuto Bank, Ltd.	¥ 2,700 Million	7.0 years	Fixed	To be determined (Note 2)			September 30, 2031
Sumitomo Mitsui Trust Bank, Limited	¥ 500 Million	0.3 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.120% (Note 1)	October 1, 2024		January 31, 2025
MUFG Bank, Ltd.	¥ 2,300 Million	7.0 years	Fixed	To be determined (Note 2)			September 30, 2031
Development Bank of Japan Inc.	¥ 1,000 Million	7.0 years	Fixed	To be determined (Note 2)			
Sumitomo Mitsui Banking Corporation	¥ 2,000 Million	2.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.155% (Note 1)	October 7, 2024		September 30, 2026

(Note 1) The base interest rate applied to the calculation period of the interest to be paid on the interest payment date will be the 1-month Japanese yen TIBOR on a day two business days prior to such interest payment date. If such calculation period is less than one month, the base interest rate will be calculated using the methodology stipulated in the loan agreement. For the Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (http://www.jbatibor.or.jp/english/rate/).
(Note 2) The announcement on the interest rate will be made at the time of determination.

<Reference: Description of existing loan subject to repayment (Total 14.3 billion yen)>

Lender	Loan Amount	Loan Term	Interest Rate		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 5,500 Million	8.4 years	Fixed	0.510 % (Note 1)	April 28, 2016	Unsecured and unguaranteed, lump sum repayment	September 30, 2024
Daishi Hokuetsu Bank, Ltd. The Ashikaga Bank, Ltd. The Juroku Bank, Ltd.	¥ 3,000 Million	7.0 years	Fixed	0.316 % (Note 1)	October 2, 2017		
Development Bank of Japan Inc.	¥ 1,000 Million	12.0 years	Fixed	1.640 % (Note 1)	October 2, 2012		October 1, 2024
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 2,000 Million	10.0 years	Fixed	1.103% (Notes 1,2)	October 1, 2014		
MUFG Bank, Ltd.	¥ 800 Million	10.0 years	Fixed	1.064% (Note 1)			
Sumitomo Mitsui Banking Corporation	¥ 2,000 Million	2.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.155%	October 7, 2022		October 7, 2024

(Note 1) Figures are rounded off to third decimal places.
(Note 2) JMF has executed interest rate swap agreements to fix the interest rate.

2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	4,000	6,200	+2,200
Total Short-Term Interest-Bearing Debt	4,000	6,200	+2,200
Long-Term Borrowings (Note)	499,145	496,945	-2,200
Corporate Bonds	50,500	50,500	0
Total Long-Term Interest-Bearing Debt	549,645	547,445	-2,200
Total Borrowings and Corporate Bonds	553,645	553,645	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.