Japan Metropolitan Fund Investment Corporation

September 26, 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 September 20, 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.	¥4,100 Million	4.0 years	Fixed	0.773%	September 30, 2024	Unsecured and unguaranteed, lump sum repayment	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	0.851%			September 30, 2031

(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 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 for the February 2025 (46th) Fiscal Period and Forecasts for Operating Results and Distributions for the August 2025 (47th) Fiscal Period" released on September 25, 2024.

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