Japan Metropolitan Fund Investment Corporation

November 27, 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 (New Debt Financing)

Japan Metropolitan Fund Investment Corporation ("JMF") announces today debt financing (new debt financing) as outlined below.

1. New Debt Financing (total: 10,000 million yen)

JMF will make the following new debt financing to fund the partial acquisition cost for JMF-Bldg. Nagoya Sakae 01 on December 2, 2024. For the detail, please refer to the press release titled "Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Nagoya Sakae 01)" dated today.

Lender	Loan Amount	Loan Term	Interest Rate (Note)		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Mizuho Bank, Ltd.	¥3,000 Million	7.9 years	Fixed	To be determined	December 2, 2024	Unsecured and unguaranteed, lump sum repayment	October 29, 2032
Mizuho Bank, Ltd.	¥4,000 Million	9.0 years	Fixed	To be determined			November 30, 2033
Mizuho Bank, Ltd.	¥3,000 Million	9.9 years	Fixed	To be determined			October 31, 2034

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

2. Status of Interest-Bearing Debts After Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	21,200	21,200	0
Total Short-Term Interest-Bearing Debt	21,200	21,200	0
Long-Term Borrowings (Note)	518,945	528,945	+10,000
Corporate Bonds	50,500	50,500	0
Total Long-Term Interest-Bearing Debt	569,445	579,445	+10,000
Total Borrowings and Corporate Bonds	590,645	600,645	+10,000

(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.