Japan Metropolitan Fund Investment Corporation

February 21, 2025

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
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Notice Concerning Debt Financing (Green Loan, etc.) (Refinancing)

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

1. Refinancing (total: 9.0 billion yen)

JMF will refinance 9.0 billion yen of the existing loan maturing on February 28, 2025 as outlined below.

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Mizuho Bank, Ltd.	¥ 4,000 Million	7.0 years	Fixed	To be determined(Note 2)	February 28, 2025	Unsecured and unguaranteed, lump sum repayment	February 27, 2032
The Bank of Fukuoka, Ltd. (Green Loan)(Note 1)	¥ 900 Million	7.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Note 3)			
The Nishi-Nippon City Bank, Ltd.	¥ 900 Million	7.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Note 3)			
MUFG Bank, Ltd.	¥ 2,300 Million	7.5 years	Fixed	To be determined(Note 2)			August 31, 2032
Aozora Bank, Ltd.	¥ 900 Million	8.0 years	Fixed	To be determined(Note 2)			February 28, 2033

(Note1) The loan from The Bank of Fukuoka, Ltd. will be procured entirely as a green loan (the "Green Loan"). The Green Loan will be used for the acquisition of assets that satisfy the eligibility criteria in accordance with the Green Finance Framework (the "Framework") formulated by JMF. For details of the Framework, please refer to JMF's website (https://jmf-reit_sustainability.disclosure.site/en/themes/135/).

(Note2) The announcement on the interest rate will be made at the time of determination.

(Note3) 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 (provided, however, it is the borrowing date for the first period). 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 (https://www.jbatibor.or.jp/english/rate/).

<Reference: Description of existing loan subject to repayment (total: 9.0 billion yen)>

Lender	Loan Amount	Loan Term	Interest Rate (Note1)		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥1,200 Million	7.0 years	Fixed	0.640%	February 28, 2018	Unsecured and unguaranteed, lump sum repayment	February 28, 2025
Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Bank of Fukuoka, Ltd.	¥2,700 Million	7.0 years	Fixed	0.719%	February 28, 2018		
Mizuho Bank, Ltd.	¥4,000 Million	0.8 year	Floating	Base interest rate (JBA 1-month yen TIBOR)+ 0.125%	April 26, 2024		
MUFG Bank, Ltd.	¥1,100 Million	0.3 year	Floating	Base interest rate (JBA 1-month yen TIBOR)+ 0.125%	November 1, 2024		

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

2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	26,400	21,300	-5,100
Total Short-Term Interest-Bearing Debt	26,400	21,300	-5,100
Long-Term Borrowings (Note) (of which, green Loans)	530,745 (13,000)	535,845 (13,900)	+5,100 (+900)
Corporate Bonds (of which, green Bonds)	43,500 (28,000)	43,500 (28,000)	0 (0)
Total Long-Term Interest-Bearing Debt	574,245	574,245	+5,100
Total Borrowings and Corporate Bonds	600,645	600,645	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.