Japan Metropolitan Fund Investment Corporation

May 14, 2025

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: Keita Araki, President & Representative Director
Inquiries: Tadateru Kitaoka, Executive Director, Capital Markets Department
TEL: +81-3-5293-7081

Notice Concerning Conclusion of Interest Rate Swap Agreements

Japan Metropolitan Fund Investment Corporation ("JMF") announces today that JMF concluded the interest rate swap agreements concerning the borrowings which were announced in the news release titled "Notice Concerning Debt Financing (Refinancing)" dated March 21, 2025, "Notice Concerning Debt Financing (Refinancing) and Early Repayment of Borrowing" dated April 21, 2025 and "Notice Concerning Debt Financing (Refinancing)" dated May 12, 2025, as outlined below.

1. Overview of Interest Rate Swap Agreements (total: 9.3 billion yen)

JMF has concluded the interest rate swap agreements with the intention of hedging the future fluctuation risks of interest rate.

(i) Overview of Interest Rate Swap Agreements

	Counterparty	Notional principal	Interest Rate (Note 1)		Commencement Date	Termination Date
			Fixed Payment (Note 2)	Float Receipt		
Contract 1	MUFG Bank, Ltd.	¥1,000 Million	1.609%	Base interest rate (JBA 1-month yen TIBOR) +0.200%	May 16, 2025	March 31, 2033
Contract 2	SMBC Nikko Securities Inc.	¥1,500 Million	1.494%	Base interest rate (JBA 1-month yen TIBOR) +0.1725%		April 30, 2031
Contract 3	MUFG Bank, Ltd.	¥1,500 Million	1.541%	Base interest rate (JBA 1-month yen TIBOR) +0.175%		April 30, 2032
Contract 4	MUFG Bank, Ltd.	¥4,100 Million	1.551%	Base interest rate (JBA 6-month yen TIBOR) +0.150%		April 28, 2033
Contract 5	SMBC Nikko Securities Inc.	¥1,200 Million	1.757%	Base interest rate (JBA 6-month yen TIBOR) +0.200%		April 27, 2035

(Note1) With regard to both the payment of fixed interest and the receipt of float interest, the interest payment of contract 1,2 and 3 will start on May 30, 2025, followed by the last days of every month until the termination date (if the corresponding date falls on a non-business day, the immediately preceding business day is adopted), and the termination date. The interest payment of contract 4 and 5 will start on September 30, 2025, followed by the last days of March and September until the termination date (if the corresponding date falls on a non-business day, the immediately preceding business day is adopted), and the termination date.

(Note2) Figures are rounded off to third decimal places.

<Reference: Description of existing loan subject to interest rate swap agreements>

	Lender	Loan Amount	Loan Term	Interest Rate		(Scheduled) borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Contract 1	The Fukui Bank, Ltd.	¥ 1,000 Million	8.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.200%	March 31, 2025	Unsecured and unguaranteed, lump sum repayment	March 31, 2033
Contract 2	Daishi Hokuetsu Bank, Ltd.	¥ 1,500 Million	6.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.1725%	May 16, 2025		April 30, 2031
Contract 3		¥ 1,500 Million	7.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.175%			April 30, 2032
Contract 4	The Toho Bank, Ltd. The Hyakugo Bank, Ltd. The Akita Bank, Ltd.	¥ 4,100 Million	8.0 years	Floating	Base interest rate (JBA 6-month yen TIBOR) +0.150%			April 28, 2033
Contract 5	The Iyo Bank, Ltd. The Musashino Bank, Ltd.	¥ 1,200 Million	10.0 years	Floating	Base interest rate (JBA 6-month yen TIBOR) +0.200%			April 27, 2035

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