Japan Metropolitan Fund Investment Corporation

July 25, 2025

To all concerned parties:

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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: 7.475 billion yen)

JMF will refinance 7.475 billion yen of the existing loan maturing on July 31, 2025 as outlined below.

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Development Bank of Japan Inc.	¥2,875 Million	3.0 years	Fixed	To be determined (Note 1)	July 31, 2025	Unsecured and unguaranteed, lump sum repayment	July 31, 2028
The Nishi-Nippon City Bank, Ltd. (Green Loan) (Note 4)	¥600 Million	4.0 years	Floating (Note 2)	Base interest rate (JBA 1-month yen TIBOR) +0.170% (Note 3)			July 31, 2029
The Hyakugo Bank, Ltd.	¥400 Million	6.9 years	Floating (Note 2)	Base interest rate (JBA 6-month yen TIBOR) +0.175% (Note 3)			June 30, 2032
Sumitomo Mitsui Banking Corporation	¥1,700 Million	7.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.175% (Note 3)			July 30, 2032
Mizuho Bank, Ltd.	¥1,100 Million	8.0 years	Fixed	To be determined (Note 1)			July 29, 2033
The Senshu Ikeda Bank, Ltd.	¥800 Million	10.0 years	Fixed	To be determined (Note 1)			July 31, 2035

(Note 1) The announcement on the interest rate will be made at the time of determination.
(Note 2) The borrowing contracts are based on a floating interest rate, but JMF intends to enter into interest rate swap agreements on or before the scheduled borrowing date to fix the interest rate after the scheduled borrowing date. However, there is a possibility that the interest rate swap agreements will not be concluded depending on the trend of interest rates.
(Note 3) 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 or 6- month Japanese yen TIBOR on a day two business days prior to such interest payment date (however, it is the borrowing date for the first period). If there is no indication corresponding to each interest calculation period, 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/).

(Note 4) The loan from THE NISHI-NIPPON CITY BANK, 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/).

<Reference: Description of existing loan subject to repayment (total: 7.475 billion yen)>

Lender	Loan Amount	Loan Term	Interest Rate (Note 1)		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Development Bank of Japan Inc.	¥2,875 Million	8.0 years	Fixed	0.856%	July 31, 2017	Unsecured and unguaranteed, lump sum repayment	July 31, 2025
Mizuho Bank, Ltd.	¥1,100 Million	8.0 years	Fixed	0.856%	July 31, 2017		
The Senshu Ikeda Bank, Ltd.	¥800 Million	7.0 years	Fixed	0.743%	July 31, 2018		
The Nishi-Nippon City Bank, Ltd.	¥600 Million	7.0 years	Fixed	0.743%	July 31, 2018		
The Hyakugo Bank, Ltd.	¥400 Million	7.0 years	Fixed	0.743%	July 31, 2018		
Sumitomo Mitsui Banking Corporation	¥1,700 Million	5.0 years	Fixed (Note 2)	0.387%	July 31, 2020		

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

2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	18,400	18,400	0
Total Short-Term Interest-Bearing Debt	18,400	18,400	0
Long-Term Borrowings (Note)	538,745	538,745	0
(of which, Green Loan)	(13,900)	(14,500)	(+600)
Corporate Bonds	43,500	43,500	0
(of which, Green Bond)	(28,000)	(28,000)	(0)
Total Long-Term Interest-Bearing Debt	582,245	582,245	0
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.