Japan Metropolitan Fund Investment Corporation

August 27, 2025

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
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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: 37 billion yen)

JMF will make the following new debt financing to fund the partial acquisition cost for real estate and trust beneficiary right in real estate scheduled to be acquired on September 3, 2025 as announced in the "Notice Concerning Acquisition and Leasing of Real Estate in Japan and Trust Beneficiary Right in Real Estate in Japan" dated today.

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥3,000 Million	0.5 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125% (Note 1)	September 3, 2025	Unsecured and unguaranteed, lump sum repayment	February 27, 2026
Mizuho Bank, Ltd.	¥7,000 Million	0.6 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125% (Note 1)			March 31, 2026
MUFG Bank, Ltd.	¥5,000 Million	0.6 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125% (Note 1)			
Mizuho Bank, Ltd.	¥1,500 Million	0.8 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125% (Note 1)			June 30, 2026
MUFG Bank, Ltd.	¥4,500 Million	5.0 years	Fixed	To be determined (Note 2)			August 30, 2030
SBI Shinsei Bank, Limited	¥1,500 Million	6.0 years	Fixed	To be determined (Note 2)			August 29, 2031
Mizuho Bank, Ltd.	¥4,500 Million	7.0 years	Fixed	To be determined (Note 2)			August 31, 2032
MUFG Bank, Ltd.	¥4,500 Million	8.0 years	Fixed	To be determined (Note 2)			August 31, 2033

SBI Shinsei Bank, Limited	¥1,500 Million	8.0 years	Fixed	To be determined (Note 2)			August 31, 2033
Mizuho Bank, Ltd.	¥4,000 Million	9.0 years	Fixed	To be determined (Note 2)			August 31, 2034

(Note 1) 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 (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 2) 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	18,400	34,900	+16,500
Total Short-Term Interest-Bearing Debt	18,400	34,900	+16,500
Long-Term Borrowings (Note)	538,745	559,245	+20,500
Corporate Bonds	43,500	43,500	0
Total Long-Term Interest-Bearing Debt	582,245	602,745	+20,500
Total Borrowings and Corporate Bonds	600,645	637,645	+37,000

(Note) Long-term borrowing amount includes the current portion of long-term borrowings.