Japan Metropolitan Fund Investment Corporation

September 19, 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 Debt Financing (Refinancing)

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

1. Refinancing (total: 10.0 billion yen)

JMF will refinance 10.0 billion yen of the existing loan maturing on September 30, 2025 and October 1, 2025 as outlined below.

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥ 1,500 Million	1.5 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.150% (Note 1)	September 30, 2025	Unsecured and unguaranteed, lump sum repayment	March 31, 2027
Sumitomo Mitsui Banking Corporation	¥ 2,500 Million	5.0 years	Fixed	To be determined (Note2)			September 30, 2030
	¥ 3,000 Million	6.0 years	Fixed	To be determined (Note2)			September 30, 2031
Development Bank of Japan Inc.	¥ 3,000 Million	3.0 years	Fixed	To be determined (Note2)	October 1, 2025		September 30, 2028

(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.

<Reference: Description of existing loan subject to repayment (total: 10.0 billion yen)>

Lender	Loan Amount	Loan Term	Interest Rate (Note 1)		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Sumitomo Mitsui Banking Corporation	¥ 5,500 Million	7.5 years	Fixed	0.439%	March 30, 2018	Unsecured and unguaranteed, lump sum repayment	September 30, 2025
MUFG Bank, Ltd.	¥ 1,500 Million	1.0 year	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125%	October 9, 2024		
Development Bank of Japan Inc.	¥ 3,000 Million	11.0 years	Fixed	1.280%	October 1, 2014		October 1, 2025

(Note 1) 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	34,900	33,400	-1,500
Total Short-Term Interest-Bearing Debt	34,900	33,400	-1,500
Long-Term Borrowings (Note)	559,245	560,745	+1,500
Corporate Bonds	43,500	43,500	0
Total Long-Term Interest-Bearing Debt	602,745	604,245	+1,500
Total Borrowings and Corporate Bonds	637,645	637,645	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.