Japan Metropolitan Fund Investment Corporation

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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: Takuya Machida, Executive Officer &
Head of Metropolitan Division
TEL: +81-3-5293-7081

Notice Concerning Debt Financing (New Debt Financing)

Japan Metropolitan Fund Investment Corporation ("JMF") announces today its decision concerning new debt financing as outlined below.

1. Overview

JMF will execute the following new borrowing to partially fund the acquisition of real estate scheduled to be acquired on October 1, 2026 as announced in the "Notice Concerning Acquisition of Real Estate in Japan (m-city Toda-Koen) " dated today.

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Mizuho Bank, Ltd.	¥ 5,000 Million	8.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.200% (Note)	October 1, 2026	September 29, 2034	Unsecured and unguaranteed, lump sum repayment

(Note) The base interest rate for each interest calculation period shall be the Japanese yen TIBOR for the relevant interest calculation period as published by the JBA TIBOR Administration two business days prior to the interest payment date pertaining to the immediately preceding interest calculation period (however, for the first calculation period, the applicable date is the borrowing date). However, if no quotation is available for the relevant interest calculation period, the base interest rate shall be the rate calculated in accordance with the method prescribed in the loan agreement.
For the Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (https://www.jbatibor.or.jp/english/rate/).

2. Status of Interest-Bearing Debts after New Debt Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	1,300	1,300	0
Total Short-Term Interest-Bearing Debt	1,300	1,300	0
Long-Term Borrowings (Note)	596,745	601,745	+5,000
(Green Loan)	(25,000)	(25,000)	(0)
Corporate Bonds	34,000	34,000	0
(Green Bonds)	(28,000)	(28,000)	(0)
Total Long-Term Interest-Bearing Debt	630,745	635,745	+5,000
Total Borrowings and Corporate Bonds	632,045	637,045	+5,000

(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.