Japan Metropolitan Fund Investment Corporation

September 30, 2026

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 its decision concerning new debt financing as outlined below.

1. Overview

JMF will execute the following new borrowings to partially fund the acquisition of trust beneficiary rights in real estate scheduled to be acquired on October 30, 2026 as announced in the "Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Shin-Yokohama 01)" dated today.

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Trust Bank, Limited	¥ 2,000 Million	5.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.170% (Note)	October 30, 2026	October 31, 2031	Unsecured and unguaranteed, lump sum repayment
MUFG Bank, Ltd.	¥ 4,000 Million	8.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.200% (Note)		October 31, 2034	
Sumitomo Mitsui Banking Corporation	¥ 3,600 Million	8.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.200% (Note)			

(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) (Green Loan)	601,745 (25,000)	611,345 (25,000)	+9,600 (0)
Corporate Bonds (Green Bonds)	34,000 (28,000)	34,000 (28,000)	0 (0)
Total Long-Term Interest-Bearing Debt	635,745	645,345	+9,600
Total Borrowings and Corporate Bonds	637,045	646,645	+9,600

(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.