

July 28, 2021

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

URL: <https://www.jmf-reit.com/english/>

Asset Management Company

Mitsubishi Corp.-UBS Realty Inc.

Representative: Katsuji Okamoto, President & CEO

Inquiries: Keita Araki, Executive Director &

Head of Metropolitan Business Division

TEL: +81-3-5293-7081

Notice Concerning Debt Financing (Determination of Interest Rate)

Japan Metropolitan Fund Investment Corporation announced today the applicable interest rate for the new loans which had not been determined at the time of press release titled “Notice Concerning Debt Financing (Refinancing)” released on July 15, 2021.

1. Determination of Interest Rate

Lender	Loan Amount	Loan Term	Interest Rate ^(Note)		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Sumitomo Mitsui Banking Corporation	¥ 950 Million	7.5 years	Fixed	0.233%	July 30, 2021	Unsecured and unguaranteed, lump sum repayment	January 31, 2029
MUFG Bank, Ltd.	¥ 2,650 Million	8.5 years	Fixed	0.235%			January 31, 2030
Mizuho Bank, Ltd.	¥ 900 Million	10 years	Fixed	0.394%			July 31 2031
Development Bank of Japan Inc.	¥ 900 Million	10 years	Fixed	0.394%			July 31 2031
Aozora Bank, Ltd.	¥ 1,700 Million	10 years	Fixed	0.394%			July 31 2031
Resona Bank, Limited.	¥ 1,300 Million	10 years	Fixed	0.353%			July 31 2031
The Senshu Ikeda Bank, Ltd.	¥ 550 Million	10 years	Fixed	0.394%			July 31 2031

(Note) Figures are rounded off to third decimal places.