

September 24, 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

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Notice Concerning Debt Financing (Refinancing)

Japan Metropolitan Fund Investment Corporation (“JMF”) announced today the refinancing of existing borrowings as outlined below.

## 1. Refinancing

JMF will refinance the existing loan (borrowing amount of 11 billion yen), which reach maturity during on September 22, 2021<sup>(Note1)</sup> and October 7, 2021, as below.

## Description of New Loan

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	¥ 2,250 Million	7 years	Fixed	To be determined (Note2)	October 1, 2021	Unsecured and unguaranteed, lump sum repayment	October 2, 2028
MUFG Bank, Ltd.	¥ 3,250 Million	7.5 years	Fixed	To be determined (Note2)	October 1, 2021		March 30, 2029
	¥ 3,000 Million	10 years	Fixed	To be determined (Note2)	October 1, 2021		September 30, 2031
The Norinchukin Bank	¥ 1,500 Million	10 years	Fixed	To be determined (Note2)	October 1, 2021		September 30, 2031
The Yamaguchi Bank, Ltd.	¥ 1,000 Million	11.5 years	Fixed	0.500%	October 7, 2021		March 31, 2033

(Note1) The repayment of the loan due on September 22, 2021 has been completed with cash on hand.

(Note2) The announcement on the interest rate will be made at the time of determination.

## &lt;Reference : Description of Existing Loan Subject to Repayment&gt;

Lender	Loan Amount	Loan Term	Interest Rate <sup>(Note1)</sup>		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 5,000 Million	10 years	Fixed	0.962% <sup>(Note2)</sup>	September 22, 2011	Unsecured and unguaranteed, lump sum repayment	September 22, 2021
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 3,500 Million	7 years	Fixed	0.657% <sup>(Note2)</sup>	October 1, 2014		October 1, 2021
The Norinchukin Bank	¥ 1,500 Million	7 years	Fixed	0.624% <sup>(Note2)</sup>	October 1, 2014		October 1, 2021
The Yamaguchi Bank, Ltd.	¥ 1,000 Million	8 years	Fixed	0.990%	October 7, 2013		October 7, 2021

(Note1) Figures are rounded off to third decimal places.

(Note2) JMF has executed interest rate swap agreements to fix the interest rate.

## 2. Status of Interest-Bearing Debts After the Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	0	0	0
Total Short-Term Interest-Bearing Debt	0	0	0
Long-Term Borrowings <sup>(Note)</sup>	479,175	479,175	0
Corporate Bonds	59,500	59,500	0
Total Long-Term Interest-Bearing Debt	538,675	538,675	0
Total Borrowings and Corporate Bonds	538,675	538,675	0

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