

November 30, 2021

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Asset Management Company

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Notice Concerning Debt Financing (New Debt Financing)

Japan Metropolitan Fund Investment Corporation (“JMF”) announced today debt financing (new debt financing) as outlined below.

1. Description of New Loan

Lender	Loan Amount	Loan Term	Interest Rate ^(Note)		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥ 6,000 Million	1 year	Floating	Base interest rate (JBA 1-month yen TIBOR) + 0.120%	December 1, 2021	Unsecured and unguaranteed, lump sum repayment	November 30, 2022

(Note) 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. If such calculation period is less than one month, the base interest rate will be calculated using the methodology stipulated in the loan agreement. Provided, however, that the interest rate for the first interest calculation period will be the rate separately stipulated in the loan agreement. For the Japanese Yen TIBOR, please refer to JBA TIBOR administration’s website (<http://www.jbatibor.or.jp/english/rate/>).

2. Reason for financing

JMF will use this new debt financing to the acquisition cost for JMF-Bldg. Akasaka 02 on December 1, 2021, which was announced in the press release titled “Notice Concerning Acquisition and Disposition of Trust Beneficiary Right in Real Estate in Japan (Acquisition of JMF-Bldg. Akasaka 02 and Disposition of 3 properties)” dated November 30, 2021.

3. Status of Interest-Bearing Debts After Financing (as of December 1, 2021)

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	0	6,000	+6,000
Total Short-Term Interest-Bearing Debt	0	6,000	+6,000
Long-Term Borrowings ^(Note)	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	544,675	+6,000

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