

February 15, 2022

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

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 (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 5,500 million yen), which reach maturity on February 28, 2022, as outlined below.

Description of New Loan

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥ 2,500 Million	2 years	Floating	Base interest rate (JBA 1-month yen TIBOR) ^(Note 1) + 0.150%	February 28, 2022	Unsecured and unguaranteed, lump sum repayment	February 29, 2024
	¥ 3,000 Million	10 years	Fixed	To be determined ^(Note 2)			February 27, 2032

(Note 1) For the Japanese Yen TIBOR, please refer to JBA TIBOR administration’s website (<http://www.jbatibor.or.jp/english/rate/>).

(Note 2) The announcement on the interest rate will be made at the time of determination.

<Reference : Description of Existing Loan Subject to Repayment>

Lender	Loan Amount	Loan Term	Interest Rate		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
MUFG Bank, Ltd.	¥ 5,500 Million	2.5 years	Floating	Base interest rate (JBA 1-month yen TIBOR) + 0.180%	August 30, 2019	Unsecured and unguaranteed, lump sum repayment	February 28, 2022

2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	6,000	6,000	0
Total Short-Term Interest-Bearing Debt	6,000	6,000	0
Long-Term Borrowings ^(Note)	479,175	479,175	0
Corporate Bonds	64,500	64,500	0
Total Long-Term Interest-Bearing Debt	543,675	543,675	0
Total Borrowings and Corporate Bonds	549,675	549,675	0

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