

April 25, 2022

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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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 2,500 million yen), which reach maturity on April 28, 2022, as outlined below.

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.	¥ 2,500 Million	0.4 year	Floating	Base interest rate (JBA 1-month yen TIBOR)+0.150%	April 28, 2022	Unsecured and unguaranteed, lump sum repayment	September 30, 2022

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

<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.	¥ 2,500 Million	2 years	Floating	Base interest rate (JBA 1-month yen TIBOR)+0.150%	April 30, 2020	Unsecured and unguaranteed, lump sum repayment	April 28, 2022

2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	6,000	8,500	+2,500
Total Short-Term Interest-Bearing Debt	6,000	8,500	+2,500
Long-Term Borrowings ^(Note)	479,175	476,675	-2,500
Corporate Bonds	64,500	64,500	0
Total Long-Term Interest-Bearing Debt	543,675	541,175	-2,500
Total Borrowings and Corporate Bonds	549,675	549,675	0

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