

November 16, 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

KJR Management

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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today that it has decided to issue the Investment Corporation Bonds, or Green Bonds (hereinafter called as the “4th Bonds”), in accordance with the Amendments to Shelf Registration Statement submitted on April 2, 2021, as described below.

1. Issuance of the Investment Corporation Bonds (Green Bonds)

(1) Overview of Investment Corporation Bonds

(1) Name	Japan Metropolitan Fund Investment Corporation The 4th Unsecured Investment Corporation Bonds, or the 4th JMF Green Bonds (Special pari passu conditions among specified investment corporation bonds)
(2) Total amount to be issued	3,000 million yen
(3) Form of bond certificate	Subject to the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc., JMF will not issue investment corporation bond certificates for the 4th Bonds.
(4) Total amount to be paid in or minimum amount	100 yen per 100 yen of each Bond
(5) Redemption price	100 yen per 100 yen of each Bond
(6) Interest rate	0.420% per annum
(7) Denomination price	100 million yen
(8) Offering method	Public offering
(9) Subscription date	November 16, 2022
(10) Payment date	November 25, 2022
(11) Collateral	The 4th Bonds are neither secured by mortgage nor guaranteed, and no asset is particularly reserved as security for the 4th Bonds.
(12) Redemption date and method	The total amount of the 4th Bonds will be redeemed on November 25, 2027.
(13) Interest payment date	May 25 and November 25 every year
(14) Financial covenant	Negative pledge clause is attached.
(15) Rating	Japan Credit Rating Agency, Ltd. (JCR) : AA
(16) Fiscal agent, issuing agent and payment agent	MUFG Bank, Ltd.
(17) Underwriter	Mizuho Securities Co., Ltd. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

(2) Reasons for the issuance

JMF decided to issue the 4th Bonds for the purpose of further strengthening JMF's sustainability activities through the issuance of the investment corporation bonds.

JMF issues the 4th Bonds based on "JMF's Green Bond Framework"^(Note 1). Please refer to the second-party opinion (Evaluation Date: April 26, 2021)^(Note 2) from Sustainalytics, an ESG rating agency, when the 1st JMF Green Bonds^(Note 3) was issued on June 25, 2021, for the eligibility of Green Bond proceeds.

(Note 1) Refer to JMF's website for the framework of Green Bond.

https://jmf-reit_sustainability.disclosure.site/en/themes/135/

(Note 2) Refer to JMF's website for the second-party opinion.

https://jmf-reit_sustainability.disclosure.site/data/themes_135/sustain_secop202105_en.pdf

(Note 3) Refer to JMF's website for the 1st JMF Green Bonds.

<https://contents.xj-storage.jp/xcontents/89530/4caba518/7422/4dde/8c90/a9ffe3e0e2de/140120210615448832.pdf>

(3) Amount of funds to be raised, use of proceeds and scheduled timing of expenditure

(a) Amount of funds to be raised (after deducting issuance related expenses from the payment amount and rounding down to the nearest million) (estimated net proceeds)

2,975 million yen

(b) Specific use of proceeds and scheduled timing of expenditure

JMF will use the proceeds to partially repay the short-term borrowings (borrowing amount of 6,000 million yen) coming due on November 30, 2022.

2. Status of Interest-Bearing Debts After Financing (as of November 25, 2022 (Anticipated))

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	9,000	9,000	0
Total Short-Term Interest-Bearing Debt	9,000	9,000	0
Long-Term Borrowings ^(Note)	478,145	478,145	0
Investment Corporation Bonds	62,500	65,500	+3,000
(Green Bonds)	(32,500)	(35,500)	(+3,000)
Total Long-Term Interest-Bearing Debt	540,645	543,645	+3,000
Total Borrowings and Corporate Bonds	549,645	552,645	+3,000

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

[Reference]

<Our Actions Regarding Sustainability>

JMF and its asset manager, KJR Management ("KJRM"), share the view on sustainability and continue to make efforts regarding ESG (Environment, Society, and Governance). As part of its efforts, JMF has issued the Green Bonds, the first such issuance from a J-REIT in May 2018. Through the continuous issuance of the Green Bonds, JMF conducts investment contributing to the implementation and realization of a sustainable environment and society.

JMF and KJRM basic policy on sustainability

KJRM will continue to implement measures for sustainability and make contributions to society as a whole. Please refer to the ESG Report on KJRM's Sustainability page for information on JMF and KJRM actions on ESG.

Sustainability: <https://kjrm-sustainability.disclosure.site/en/>

Environmental certifications of the properties

JMF acquired environmental certifications for its portfolio through sustainability activities. Please refer to the site below for information on environmental certifications acquired by JMF.

Environmental Certifications: https://jmf-reit_sustainability.disclosure.site/en/themes/127/