

December 14, 2022

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Notice Concerning Debt Financing (New Debt Financing)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces 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
Sumitomo Mitsui Banking Corporation	¥ 1,000 Million	1 year	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125%	December 23, 2022	Unsecured and unguaranteed, lump sum repayment	December 22, 2023

(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 there is no indication of the Japanese Yen TIBOR corresponding to the such calculation period, the base interest rate will be calculated using the methodology 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 the Financing

JMF will use this new debt financing for the acquisition cost for JMF-Residence Osaka Noda on December 23, 2022, which was announced in the press release titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan, Real Estate in Japan and Preferential Negotiation Rights and Disposition of Trust Beneficiary Right in Real Estate in Japan and Real Estate in Japan (Acquisition: 5 properties, Preferential Negotiation Rights:1 right, Disposition:2 properties)” dated October 19, 2022.

3. Status of Interest-Bearing Debts After New Debt Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	3,000	4,000	+1,000
Total Short-Term Interest-Bearing Debt	3,000	4,000	+1,000
Long-Term Borrowings ^(Note)	481,145	481,145	0
Investment Corporation Bonds	65,500	65,500	0
Total Long-Term Interest-Bearing Debt	546,645	546,645	0
Total Borrowings and Corporate Bonds	549,645	550,645	+1,000

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