

April 27, 2023

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

Representative: Naoki Suzuki,

President & Representative Director

Inquiries: Keita Araki, Executive Officer &

Head of Metropolitan Division

TEL: +81-3-5293-7081

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
MUFG Bank, Ltd.	¥ 3,000 Million	10 years	Fixed	To be determined	May 25, 2023	Unsecured and unguaranteed, lump sum repayment	May 25, 2033

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

2. Reason for the Financing

JMF will use this new debt financing to partially fund its repayment of the Japan Retail Fund Investment Corporation 12th Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds) (JRF Green Bonds) (8,000 million yen), which mature on May 25, 2023.

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

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	3,000	3,000	0
Total Short-Term Interest-Bearing Debt	3,000	3,000	0
Long-Term Borrowings ^(Note)	481,645	484,645	+3,000
Corporation Bonds	69,500	61,500	-8,000
Total Long-Term Interest-Bearing Debt	551,145	546,145	-5,000
Total Borrowings and Corporation Bonds	554,145	549,145	-5,000

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