

June 22, 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 & CEO

Inquiries: Keita Araki, Executive Officer &

Head of Metropolitan Division

TEL: +81-3-5293-7081

Notice Concerning Debt Financing (Refinancing)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today the refinancing of existing borrowings as outlined below.

1. Refinancing

JMF will refinance the existing loan (borrowing amount of 5,000 million yen) maturing on June 30, 2023, 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.	¥ 5,000 Million	1.5 years	Floating	Base interest rate (JBA 1-month yen TIBOR)+0.150%	June 30, 2023	Unsecured and unguaranteed, lump sum repayment	December 30, 2024

(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.

<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.	¥ 5,000 Million	2 years	Floating	Base interest rate (JBA 1-month yen TIBOR)+0.150%	June 21, 2021	Unsecured and unguaranteed, lump sum repayment	June 30, 2023

2. Status of Interest-Bearing Debts After Refinancing

(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)	484,645	484,645	0
Investment Corporation Bonds	61,500	61,500	0
Total Long-Term Interest-Bearing Debt	546,145	546,145	0
Total Borrowings and Corporate Bonds	549,145	549,145	0

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