Japan Metropolitan Fund Investment Corporation

July 27, 2023

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 (Determination of Interest Rate)

Japan Metropolitan Fund Investment Corporation announces today the applicable interest rate for the new loans which had not been determined at the time of press release titled "Notice Concerning Debt Financing (New Debt Financing and Refinancing) and Partial Early Repayment of Borrowings" released on March 24, 2023, and "Notice Concerning Debt Financing (Refinancing) and Early Repayment of Borrowings" released on July 14, 2023.

1. Determination of Interest Rate

Lender	Loan Amount	Loan Term	Interest Rate (Note)		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Development Bank of Japan Inc.	¥ 2,000 Million	10 years	Fixed	1.013%	July 31, un 2023 l		July 29, 2033
Mizuho Bank, Ltd.	¥ 1,500 Million	10 years	Fixed	1.013%			
Shinkin Central Bank	¥ 1,100 Million	10 years	Fixed	1.013%		Unsecured and unguaranteed, lump sum repayment	
The Senshu Ikeda Bank, Ltd.	¥ 800 Million	10 years	Fixed	1.013%		repayment	
Sumitomo Mitsui Banking Corporation	¥ 2,000 Million	8 years	Fixed	0.782%			July 31, 2031

(Note) Figures are rounded off to third decimal places.