

April 17, 2024

To all concerned parties:

Investment Corporation
Japan Metropolitan Fund Investment Corporation
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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. New Debt Financing (total: 7,000 million yen)

JMF will make the following new debt financing (Debt 1, 2) to fund the partial acquisition cost for (1) JMF-Residence Asakusabashi 3-chome on April 26, 2024 ^(Note), and (2) JMF-Residence Sakuranomiya and JMF-Residence Miyakojima on April 30, 2024.

For the detail, please refer to the press release titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Residence Asakusabashi 3-chome)” dated April 5, 2023, and the press release titled “Notice Concerning Acquisition and Disposition of Trust Beneficiary Right in Real Estate in Japan (Acquisition: JMF-Residence Sakuranomiya, JMF-Residence Miyakojima, JMF-Residence Ebie, Disposition: Round1 Sannomiya Station)” dated July 26, 2023.

(Note) The scheduled acquisition date will be changed from April 30, 2024 to April 26, 2024.

Lender		Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Debt 1	Mizuho Bank, Ltd.	¥ 4,000 Million	0.8 years	Floating	Base interest rate (JBA 1-month yen TIBOR) + 0.125% ^(Note 1)	April 26, 2024	Unsecured and unguaranteed, lump sum repayment	February 28, 2025
Debt 2	Aozora Bank, Ltd.	¥ 2,000 Million	10 years	Fixed	To be determined ^(Note 2)	April 30, 2024		April 28, 2034
	The Senshu Ikeda Bank, Ltd.	¥ 1,000 Million	10 years	Fixed	To be determined ^(Note 2)			

(Note 1) 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 (provided, however, it is the borrowing date for the first period). For the Japanese Yen TIBOR, please refer to JBA TIBOR administration’s website (<http://www.jbatibor.or.jp/english/rate/>).

(Note 2) The announcement on the interest rate will be made at the time of determination.

Japan Metropolitan Fund Investment Corporation

2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	0	4,000	+4,000
Total Short-Term Interest-Bearing Debt	0	4,000	+4,000
Long-Term Borrowings ^(Note)	493,145	496,145	+3,000
Corporate Bonds	57,500	57,500	0
Total Long-Term Interest-Bearing Debt	550,645	553,645	+3,000
Total Borrowings and Corporate Bonds	550,645	557,645	+7,000

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