

Japan Metropolitan Fund
Investment Corporation

February 6, 2026

To all concerned parties:

Investment Corporation

Japan Metropolitan Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Notice Concerning Early Repayment of Borrowing

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today its decision concerning early repayment of borrowing, as outlined below.

1. Overview

JMF will make an early repayment on February 27, 2026, for the 5 billion yen loan executed on September 3, 2025, as outlined below. A portion of the proceeds from the disposition of the AEON MALL Sapporo Naebo and pivo Izumi Chuo will be used as repayment funds ^(Note).

(Note) As the delivery date for pivo Izumi Chuo is scheduled for March 2, 2026, the early repayment will initially be funded from JMF's own funds. Subsequently, the proceeds from the sale of the property will be used to replenish the own funds depleted by the repayment.

Lender	Loan Amount	Repayment Amount	Interest Rate		Borrowing Date	Repayment Date	Scheduled Early Repayment Date	Method of Borrowing, Repayment of Principal
MUFG Bank, Ltd.	¥ 5,000 Million	¥ 5,000 Million	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.125%	September 3, 2025	March 31, 2026	February 27, 2026	Unsecured and unguaranteed, lump sum repayment

[Reference]

For further details, please refer to the following.

“Notice Concerning Disposition of Trust Beneficiary Right in Real Estate in Japan (AEON MALL Sapporo Naebo)” dated July 20, 2022.

“Notice Concerning Disposition of Trust Beneficiary Rights in Real Estate in Japan (AEON MALL Tsurumi Ryokuchi and pivo Izumi Chuo)” dated August 15, 2025.

“Supplemental Material Concerning Today's Press Release” dated August 15, 2025.

“Notice Concerning Debt Financing (New Debt Financing)” dated August 27, 2025.

“Notice Concerning Completion of Disposition of Trust Beneficiary Right in Real Estate in Japan (AEON MALL Sapporo Naebo (20% co-ownership interest) and AEON MALL Tsurumi Ryokuchi (50% co-ownership interest)), and Policy on the Use of Gain on Sales and Disposition Proceeds” dated August 29, 2025.

2. Status of Interest-Bearing Debts after Early Repayment

(Yen in millions)

		Before	After	Variation
	Short-Term Borrowings	21,500	16,500	-5,000
	Total Short-Term Interest-Bearing Debt	21,500	16,500	-5,000
	Long-Term Borrowings ^(Note) (Green Loan)	572,645 (15,500)	572,645 (15,500)	0 (0)
	Corporate Bonds (Green Bonds)	43,500 (28,000)	43,500 (28,000)	0 (0)
	Total Long-Term Interest-Bearing Debt	616,145	616,145	0
	Total Borrowings and Corporate Bonds	637,645	632,645	-5,000

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