

March 23, 2026

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: Keita Araki,

President & Representative Director

Inquiries: Takuya Machida, Executive Officer &

Head of Metropolitan Division

TEL: +81-3-5293-7081

Notice Concerning Debt Financing (Refinancing)

Japan Metropolitan Fund Investment Corporation announces today its decision concerning refinancing as outlined below.

1. Overview

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Development Bank of Japan Inc.	¥ 4,000 Million	2.9 years	Fixed	To be determined ^(Note 1)	March 31, 2026	February 28, 2029	Unsecured and unguaranteed, lump sum repayment
THE BANK OF FUKUOKA, LTD.	¥ 3,000 Million	7.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.175% ^(Note 2)		March 31, 2033	
The 77 Bank, Ltd.	¥ 1,000 Million	7.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.175% ^(Note 2)			

(Note 1) The announcement on the interest rate will be made at the time of determination.

(Note 2) The base interest rate for each interest calculation period shall be the Japanese yen TIBOR for the relevant interest calculation period as published by the JBA TIBOR Administration two business days prior to the interest payment date pertaining to the immediately preceding interest calculation period (however, for the first calculation period, the applicable date is the borrowing date). However, if no quotation is available for the relevant interest calculation period, the base interest rate shall be the rate calculated in accordance with the method prescribed in the loan agreement.

For the Japanese Yen TIBOR, please refer to JBA TIBOR administration's website (<https://www.jbatibor.or.jp/english/rate/>).

Japan Metropolitan Fund Investment Corporation

<Reference: Description of existing loans subject to repayment>

Lender	Loan Amount	Loan Term	Interest Rate ^(Note)		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Development Bank of Japan Inc.	¥ 4,000 Million	12.0 years	Fixed	1.660%	March 31, 2014	March 31, 2026	Unsecured and unguaranteed, lump sum repayment
The 77 Bank, Ltd.	¥ 1,000 Million	10.0 years	Fixed	0.530%	March 31, 2016		
THE BANK OF FUKUOKA, LTD.	¥ 3,000 Million	8.6 years	Fixed	0.441%	September 14, 2017		

(Note) The figure is rounded off to third decimal places.

2. Status of Interest-Bearing Debts after Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	14,800	14,800	0
Total Short-Term Interest-Bearing Debt	14,800	14,800	0
Long-Term Borrowings ^(Note)	578,345	578,345	0
(Green Loan)	(15,500)	(15,500)	(0)
Corporate Bonds	43,500	43,500	0
(Green Bonds)	(28,000)	(28,000)	(0)
Total Long-Term Interest-Bearing Debt	621,845	621,845	0
Total Borrowings and Corporate Bonds	636,645	636,645	0

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