

May 13, 2026

To all concerned parties:

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Japan Metropolitan Fund Investment Corporation
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Notice Concerning Debt Financing (Green Loan, etc.)
(Refinancing and New Debt Financing)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today its decision concerning refinancing and new debt financing as outlined below.

1. Refinancing

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Trust Bank, Limited	¥ 2,000 Million	4.9 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.170% (Note 1)	May 21, 2026	April 30, 2031	Unsecured and unguaranteed, lump sum repayment
Sumitomo Mitsui Trust Bank, Limited	¥ 1,200 Million	4.9 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.170% (Note 1)	May 22, 2026		

(Note 1) 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/>).

<Reference: Description of existing loans subject to repayment>

Lender	Loan Amount	Loan Term	Interest Rate (Note 1)		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Trust Bank, Limited	¥ 2,000 Million	6.5 years	Fixed (Note 2)	0.441%	November 21, 2019	May 21, 2026	Unsecured and unguaranteed, lump sum repayment
Sumitomo Mitsui Trust Bank, Limited	¥ 1,200 Million	8.5 years	Fixed	0.508%	November 22, 2017	May 22, 2026	

(Note 1) The figure is rounded off to third decimal places.

(Note 2) The interest rate has been fixed through an interest rate swap agreement.

2. New Debt Financing

JMF will execute the following new borrowings to repay the MCUBS MidCity Investment Corporation 2nd Unsecured Investment Corporation Bonds (special pari passu conditions among specified investment corporation bonds) maturing on May 22, 2026, and for other purposes.

Lender	Loan Amount	Loan Term	Interest Rate		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Mitsubishi UFJ Trust and Banking Corporation (Green Loan) ^(Note 1)	¥ 1,500 Million	10.1 years	Floating	Base interest rate (JBA 3-month yen TIBOR) +0.300% ^(Note 2)	May 22, 2026	June 30, 2036	Unsecured and unguaranteed, lump sum repayment
Mitsubishi UFJ Trust and Banking Corporation (Green Loan) ^(Note 1)	¥ 8,000 Million	10.0 years	Floating	Base interest rate (JBA 3-month yen TIBOR) +0.300% ^(Note 2)	June 25, 2026		

(Note 1) This loan will be executed entirely as a green loan which is in accordance with the Green Finance Framework (the “Framework”) formulated by JMF, and will be allocated to refinance borrowings and investment corporation bonds used for the acquisition of JMF-Bldg. Kawasaki 01, an asset that meets the eligibility criteria.

For details of the Framework, please refer to JMF’s website (https://jmf-reit_sustainability.disclosure.site/en/themes/135/).

(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/>).

3. Status of Interest-Bearing Debts after Refinancing and New Debt Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	2,800	2,800	0
Total Short-Term Interest-Bearing Debt	2,800	2,800	0
Long-Term Borrowings ^(Note 1) (Green Loan)	583,345 (15,500)	592,845 (25,000)	+9,500 (+9,500)
Corporate Bonds ^(Note 2) (Green Bonds)	43,500 (28,000)	34,000 (28,000)	-9,500 (0)
Total Long-Term Interest-Bearing Debt	626,845	626,845	0
Total Borrowings and Corporate Bonds	629,645	629,645	0

(Note 1) Long-term borrowing amount includes the current portion of long-term borrowings.

(Note 2) Japan Retail Fund Investment Corporation 8th Unsecured Investment Corporation Bonds (special pari passu conditions among specified investment corporation bonds) maturing on June 26, 2026 will be redeemed using cash on hand.