

June 24, 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 (New Debt Financing and Refinancing)

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

1. New Debt Financing

JMF will execute the following new borrowings to fund the acquisition of real estate scheduled to be acquired on June 29, 2026 as announced in the “Notice Concerning Acquisition of Real Estate in Japan 【Value-Add Investment】 ” dated today.

| Lender | Loan Amount | Loan Term | Interest Rate | | Scheduled Borrowing Date | Repayment Date | Method of Borrowing, Repayment of Principal |
|---------------------------|-----------------|-----------|---------------|--|--------------------------|----------------|--|
| SBI Shinsei Bank, Limited | ¥ 2,400 Million | 7.0 years | Floating | Base interest rate (JBA 1-month yen TIBOR) +0.175% ^(Note) | June 29, 2026 | June 30, 2033 | Unsecured and unguaranteed, lump sum repayment |

(Note) 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/>).

2. Refinancing

| Lender | Loan Amount | Loan Term | Interest Rate | | Scheduled Borrowing Date | Repayment Date | Method of Borrowing, Repayment of Principal |
|-------------------|-----------------|-----------|---------------|--|--------------------------|----------------|--|
| Mizuho Bank, Ltd. | ¥ 1,500 Million | 7.0 years | Floating | Base interest rate (JBA 1-month yen TIBOR) +0.175% ^(Note) | June 30, 2026 | June 30, 2033 | Unsecured and unguaranteed, lump sum repayment |

(Note) 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 the existing loan subject to repayment>

| Lender | Loan Amount | Loan Term | Interest Rate | | Borrowing Date | Repayment Date | Method of Borrowing, Repayment of Principal |
|-------------------|-----------------|-----------|---------------|--|-------------------|----------------|--|
| Mizuho Bank, Ltd. | ¥ 1,500 Million | 0.8 years | Floating | Base interest rate (JBA 1-month yen TIBOR) +0.125% | September 3, 2025 | June 30, 2026 | Unsecured and unguaranteed, lump sum repayment |

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

(Yen in millions)

| | Before | After | Variation |
|--|---------------------|---------------------|---------------|
| Short-Term Borrowings | 2,800 | 1,300 | -1,500 |
| Total Short-Term Interest-Bearing Debt | 2,800 | 1,300 | -1,500 |
| Long-Term Borrowings ^(Note) (Green Loan) | 592,845 (25,000) | 596,745 (25,000) | +3,900 (0) |
| Corporate Bonds (Green Bonds) | 34,000 (28,000) | 34,000 (28,000) | 0 (0) |
| Total Long-Term Interest-Bearing Debt | 626,845 | 630,745 | +3,900 |
| Total Borrowings and Corporate Bonds | 629,645 | 632,045 | +2,400 |

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