

December 19, 2025

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: Tadateru Kitaoka, Executive Director,
Capital Markets Department

TEL: +81-3-5293-7081

Notice Concerning Debt Financing (Green Loan) (Refinancing)

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

1. Overview

JMF will refinance the existing loan maturing on December 26, 2025 as outlined below.

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
The Bank of Iwate, Ltd. (Green Loan) ^(Note 1)	¥ 1,000 Million	4.9 years	Fixed	To be determined ^(Note 2)	December 26, 2025	November 29, 2030	Unsecured and unguaranteed, lump sum repayment

(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.

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

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

Japan Metropolitan Fund Investment Corporation

<Reference: Description of existing loan subject to repayment>

Lender	Loan Amount	Loan Term	Interest Rate ^(Note)		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
The Juroku Bank, Ltd. THE TOCHIGI BANK, LTD.	¥ 1,000 Million	7.0 years	Fixed	0.224%	December 28, 2018	December 26, 2025	Unsecured and unguaranteed, lump sum repayment

(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	24,400	24,400	0
	Total Short-Term Interest-Bearing Debt	24,400	24,400	0
	Long-Term Borrowings ^(Note) (Green Loan)	569,745 (14,500)	569,745 (15,500)	0 (+1,000)
	Corporate Bonds (Green Bonds)	43,500 (28,000)	43,500 (28,000)	0 (0)
	Total Long-Term Interest-Bearing Debt	613,245	613,245	0
	Total Borrowings and Corporate Bonds	637,645	637,645	0

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