

# Japan Metropolitan Fund Investment Corporation

February 25, 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)

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

### 1. Overview

JMF will execute the following new borrowings to partially fund the acquisition of trust beneficiary rights in real estate scheduled to be acquired on March 2, 2026 as announced in the “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (JMF-Bldg. Tsukuba 01)” dated today.

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Mizuho Bank, Ltd.	¥ 5,000 Million	7.0 years	Fixed (Note 1)	To be determined (Note 2)	March 2, 2026	February 28, 2033	Unsecured and unguaranteed, lump sum repayment
Sumitomo Mitsui Banking Corporation	¥ 1,000 Million	3.0 years	Fixed	To be determined (Note 2)		February 28, 2029	
The Joyo Bank, Ltd.	¥ 1,000 Million	3.0 years	Fixed	To be determined (Note 2)			

(Note 1) With respect to the applicable interest rate for each interest calculation period, if the JBA 1-month Japanese Yen TIBOR 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) exceeds 1.8%, the excess of the JBA 1-month Japanese Yen TIBOR over 1.8% will be added to the fixed interest rate. Interest payment dates shall be the last business day of each month, starting on March 31, 2026 and ending on the principal repayment date.

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

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

# Japan Metropolitan Fund Investment Corporation

## 2. Status of Interest-Bearing Debts after New Debt Financing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	17,800	17,800	0
Total Short-Term Interest-Bearing Debt	17,800	17,800	0
Long-Term Borrowings <sup>(Note)</sup> (Green Loan)	571,345 (15,500)	578,345 (15,500)	+7,000 (0)
Corporate Bonds (Green Bonds)	43,500 (28,000)	43,500 (28,000)	0 (0)
Total Long-Term Interest-Bearing Debt	614,845	621,845	+7,000
Total Borrowings and Corporate Bonds	632,645	639,645	+7,000

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