

April 16, 2021

To all concerned parties:

Investment Corporation

**Japan Metropolitan Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

URL: <https://www.jmf-reit.com/english/>

Asset Management Company

**Mitsubishi Corp.-UBS Realty Inc.**

Representative: Katsuji Okamoto, President &amp; CEO

Inquiries: Keita Araki, Executive Director &amp;

Head of Metropolitan Business Division

TEL: +81-3-5293-7081

Notice Concerning Debt Financing (Refinancing)

Japan Metropolitan Fund Investment Corporation ("JMF") announced today the refinancing of existing borrowings as outlined below.

## 1. Refinancing

JMF will refinance the syndicated loan from Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited (borrowing period of 5 years and borrowing amount of 2,800 million yen), which reach maturity on April 30, 2021, as outlined below.

## Description of New Loan

Lender	Loan Amount	Loan Term	Interest Rate <sup>(Note)</sup>		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Mizuho Bank, Ltd.	¥ 1,400 million	10years	Fixed	To be determined	April 30, 2021	Unsecured and unguaranteed, lump sum repayment	April 30, 2031
Sumitomo Mitsui Banking Corporation	¥ 700 million	8years	Fixed	To be determined			April 27, 2029
Sumitomo Mitsui Trust Bank, Limited	¥ 700 million	7years	Fixed	To be determined			April 28, 2028

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

## &lt;Reference : Description of Existing Loan Subject to Repayment&gt;

Lender	Loan Amount	Loan Term	Interest Rate <sup>(Note 1,2)</sup>		Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	¥ 2,800 million	5 years	Fixed	0.498%	April 28, 2016	Unsecured and unguaranteed, lump sum repayment	April 30, 2021

(Note 1) JMF has executed interest rate swap agreements to fix the interest rate.

(Note 2) Figures are rounded off to third decimal places.

## 2. Status of Interest-Bearing Debts After Refinancing

(Yen in millions)

	Before	After	Variation
Short-Term Borrowings	0	0	0
Total Short-Term Interest-Bearing Debt	0	0	0
Long-Term Borrowings <sup>(Note)</sup>	486,175	486,175	0
Corporate Bonds	52,500	52,500	0
Total Long-Term Interest-Bearing Debt	538,675	538,675	0
Total Borrowings and Corporate Bonds	538,675	538,675	0

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