

June 7, 2024

To all concerned parties:

Investment Corporation  
**Japan Metropolitan Fund Investment Corporation**  
 (Tokyo Stock Exchange Company Code: 8953)  
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## Notice Concerning Debt Financing (Green Loan) (New Debt Financing)

Japan Metropolitan Fund Investment Corporation (“JMF”) announces today debt financing (Green Loan) (new debt financing) as outlined below.

### 1. 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
The Chiba Bank, Ltd.	¥ 1,000 Million	6.9 years	Fixed	To be determined	June 25, 2024	Unsecured and unguaranteed, lump sum repayment	May 30, 2031
The Keiyo Bank, Ltd.	¥ 1,000 Million	6.9 years	Fixed	To be determined			
The Fukui Bank, Ltd.	¥ 1,000 Million	6.9 years	Fixed	To be determined			

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

### 2. Reason for the Financing

JMF will use this new debt financing to partially fund its repayment of the Japan Retail Fund Investment Corporation 13th Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds) (The 2nd JRF Green Bonds) (7,000 million yen), which mature on June 25, 2024. For this borrowing, JMF will finance through JMF’s first green loan based on “JMF’s Green Finance Framework” <sup>(Note 1)</sup> for the purpose of further strengthening JMF’s sustainability activities. Regarding the eligibility of JMF’s Green Finance Framework, JMF has received from the Green Finance evaluation agency, Japan Credit Rating Agency, Ltd. (JCR), the Green 1 (F) grade <sup>(Note 2)</sup>, which is the highest evaluation grade of the JCR Green Finance Framework Evaluation.

(Note 1) Refer to JMF’s website for the Green Finance Framework.

<https://jmf-reit.sustainability.disclosure.site/en/themes/135/>

(Note 2) Refer to JCR website for the eligibility of JMF’s Green Finance Framework. \*Japanese text only

<https://www.jcr.co.jp/download/e1ee2a85fd2aff81beadaa1c89345253a0822c2dc84af1d3fa/23d1638.pdf>

3. Status of Interest-Bearing Debts After Financing

(Yen in millions)

	Before	After <sup>(Note2)</sup>	Variation
Short-Term Borrowings	4,000	4,000	0
Total Short-Term Interest-Bearing Debt	4,000	4,000	0
Long-Term Borrowings <sup>(Note1)</sup> (Green Loan)	496,145 (0)	499,145 (3,000)	+3,000 (+3,000)
Corporate Bonds (Green Bonds)	57,500 (35,000)	50,500 (28,000)	-7,000 (-7,000)
Total Long-Term Interest-Bearing Debt	553,645	549,645	-4,000
Total Borrowings and Corporate Bonds	557,645	553,645	-4,000

(Note1) Long-term borrowing amount includes the current portion of long-term borrowings.

(Note2) In the “After” column, redemption of the Japan Retail Fund Investment Corporation 13th Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds) (The 2nd JRF Green Bonds) (7,000 million yen) is reflected.

[Reference]

<Our Actions Regarding Sustainability>

JMF and its asset manager, KJR Management (“KJRM”), share the view on sustainability and continue to make efforts regarding ESG (Environment, Society, and Governance). As part of its efforts, JMF has issued the Green Bonds, the first such issuance from a J-REIT in May 2018. Through the issuance of Green Bonds and procurement of Green Loans which JMF has taken on for the first time, JMF conducts investment contributing to the implementation of a feasible and sustainable environment and society.

JMF and KJRM basic policy on sustainability

KJRM will continue to implement measures for sustainability and make contributions to society as a whole. Please refer to the ESG Report on KJRM’s Sustainability page for information on JMF and KJRM actions on ESG.

Sustainability: <https://kjrm-sustainability.disclosure.site/en/>

Environmental certifications of the properties

JMF has acquired environmental certifications for its portfolio through sustainability activities. Please refer to the site below for information on environmental certifications acquired by JMF.

Environmental Certifications: [https://jmf-reit\\_sustainability.disclosure.site/en/themes/127/](https://jmf-reit_sustainability.disclosure.site/en/themes/127/)