Industrial & Infrastructure Fund Investment Corporation

September 17, 2025

To all concerned parties:

Investment Corporation
Industrial & Infrastructure Fund Investment Corporation
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Notice Concerning Early Repayment of Borrowing

Industrial & Infrastructure Fund Investment Corporation ("IIF") announces today its decision concerning early repayment of borrowing, as outlined below.

1. Overview

IIF will make an early repayment on September 30, 2025, for the 5 billion yen short-term loan executed on September 1, 2025. A portion of the proceeds from the disposition of the IIF Kamata R&D Center, announced in today's "Notice Concerning Disposition of One Property in Japan【IIF Kamata R&D Center】" will be used as repayment funds(Note).

(Note) As the delivery date for IIF Kamata R&D Center is scheduled for October 1, 2025, the early repayment will initially be funded from IIF's own funds. Subsequently, the proceeds from the sale of the property will be used to replenish the own funds depleted by the repayment.

(i) Description of the short-term loan to be early repaid

Lender	Loan Amount (million yen)	Repayment Amount (million yen)	Interest Rate		Borrowing Date	Repayment Date	Early Repayment Borrowing Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Trust Bank, Limited	5,000	5,000	Float	Base interest rate* +0.160% (*JBA 1-month Japanese yen TIBOR)	September 1, 2025	August 31, 2026	September 30, 2025 (Scheduled)	Unsecured and unguaranteed, lump sum repayment

2. IIF's debt after the early repayment (after September 30, 2025)

(million yen)

	Before the refinancing	After the refinancing	Change
Short-term Borrowings (Social Loan)	7,100 (0)	2,100 (0)	-5,000 (0)
Long-term Borrowings (Green Loan) (Social Loan)	264,033 (2,000) (1,500)	264,033 (2,000) (1,500)	0 (0) (0)
Total Borrowings	271,133	266,133	-5,000
Investment Corporation Bonds (Social Bonds)	15,200 (7,500)	15,200 (7,500)	0 (0)
Interest-bearing Debt in Total	286,333	281,333	-5,000

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

3. Future outlook of IIF

For the forecast of the operating results for the fiscal period ending January 2026 (the 37th fiscal period : August 1, 2025 to January 31, 2026) and for the fiscal period ending July 2026 (the 38th fiscal period : February 1, 2026 to July 31, 2026), please refer to the "SUMMARY OF FINANCIAL RESULTS FOR THE SIX MONTHS ENDED JULY 31, 2025" announced today.