

Industrial & Infrastructure Fund Investment Corporation

December 4, 2025

To all concerned parties:

Investment Corporation

Industrial & Infrastructure Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 3249)

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Asset Management Company

KJR Management

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Notice Concerning Debt Financing (New Debt Financing)

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announces today its decision concerning new debt financing, as outlined below.

1. Overview

IIF will execute the following new borrowings to partially fund the acquisition of trust beneficiary rights in real estate scheduled to be acquired on December 12, 2025 as announced in the “Notice Concerning Acquisition and Lease of Domestic Real Estate Trust Beneficiary Rights” dated today.

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Banking Corporation	¥ 9,500 Million	1.0 year	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.165% ^(Note)	December 12, 2025	November 30, 2026	Unsecured and unguaranteed, lump sum repayment
MUFG Bank, Ltd.	¥ 3,400 Million	1.0 year	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.165% ^(Note)			

(Note) The base interest rate for each interest calculation period shall be the Japanese yen TIBOR for the relevant interest calculation period as 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). However, if no quotation is available for the relevant interest calculation period, the base interest rate shall be the rate calculated in accordance with the method prescribed in the loan agreement. For the Japanese Yen TIBOR, please refer to JBA TIBOR administration’s website (<https://www.jbatibor.or.jp/english/rate/>).

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

(million yen)

	Before	After	Change
Short-Term Borrowings	0	12,900	+12,900
Long-Term Borrowings ^(Note)	266,133	266,133	0
(Green Loan)	(2,000)	(2,000)	(0)
(Social Loan)	(1,500)	(1,500)	(0)
Total Borrowings	266,133	279,033	+12,900
Investment Corporation Bonds (Social Bonds)	15,200 (7,500)	15,200 (7,500)	0 (0)
Interest-Bearing Debt in Total	281,333	294,233	+12,900

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