

Industrial & Infrastructure Fund Investment Corporation

January 28, 2026

To all concerned parties:

Investment Corporation

Industrial & Infrastructure Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 3249)

Representative: Kumi Honda, Executive Director

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

Asset Management Company

KJR Management

Representative: Keita Araki,
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Notice Concerning Debt Financing (Refinancing)

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

1. Overview

IIF will refinance the existing loan maturing on January 30, 2026 as outlined below.

Lender	Loan Amount	Loan Term	Interest Rate ^(Note)		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Banking Corporation	¥ 1,000 Million	3.0 years	Fixed	1.959%	January 30, 2026	January 31, 2029	Unsecured and unguaranteed, lump sum repayment

(Note) The figure is rounded off to third decimal places.

<Reference: Description of the existing loan subject to repayment>

Lender	Loan Amount	Loan Term	Interest Rate		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Banking Corporation	¥ 1,000 Million	3.0 years	Fixed	0.495%	February 6, 2023	January 30, 2026	Unsecured and unguaranteed, lump sum repayment

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2. Status of Interest-Bearing Debts after Refinancing

(million yen)

	Before	After	Change
Short-Term Borrowings	12,900	12,900	0
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	279,033	279,033	0
Investment Corporation Bonds	15,200	15,200	0
(Social Bonds)	(7,500)	(7,500)	(0)
Interest-Bearing Debt in Total	294,233	294,233	0

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