Industrial & Infrastructure Fund Investment Corporation

November 25, 2026

To all concerned parties:

Investment Corporation
Industrial & Infrastructure Fund Investment Corporation
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Notice Concerning Debt Financing (Refinancing) and Early Repayment of Borrowing

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

1. Refinancing

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Trust Bank, Limited	¥800 Million	4.0 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.180% (Note)	November 30, 2026	November 29, 2030	Unsecured and unguaranteed, lump sum repayment
Sumitomo Mitsui Trust Bank, Limited	¥1,000 Million	3.9 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.180% (Note)	December 28, 2026		

(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/).

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

Lender	Loan Amount	Loan Term	Interest Rate (Note)		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Trust Bank, Limited	¥ 800 Million	7.5 years	Fixed	0.359%	May 31, 2019	November 30, 2026	Unsecured and unguaranteed, lump sum repayment
Sumitomo Mitsui Trust Bank, Limited	¥ 1,000 Million	3.5 years	Fixed	0.373%	June 30, 2023	December 28, 2026	

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

2. Early Repayment

IIF will make a partial early repayment of the loan maturing on March 31, 2027, using a portion of the proceeds from the sale of IIF Shizuoka Susono Logistics Center, as announced in the "Notice Concerning Disposition of Domestic Real Estate 【IIF Shizuoka Susono Logistics Center】" dated November 4, 2026.

Lender	Outstanding Loan Amount	Repayment Amount	Interest Rate		Borrowing Date	Repayment Date	Scheduled Early Repayment Date	Method of Borrowing, Repayment of Principal
Mizuho Trust & Banking Co., Ltd.	¥ 3,400 Million	¥ 1,700 Million	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.160%	April 27, 2026	March 31, 2027	November 30, 2026	Unsecured and unguaranteed, lump sum repayment

3. Status of Interest-Bearing Debts after Refinancing and Early Repayment

(million yen)

	Before	After	Change
Short-Term Borrowings	3,400	1,700	-1,700
Long-Term Borrowings(Note) (Green Loan) (Social Loan)	283,633 (2,000) (1,500)	283,633 (2,000) (1,500)	0 (0) (0)
Total Borrowings	287,033	285,333	-1,700
Investment Corporation Bonds (Social Bonds)	15,200 (7,500)	15,200 (7,500)	0 (0)
Interest-Bearing Debt in Total	302,233	300,533	-1,700

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

This English language release is for informational purposes only, and the Japanese language release should be referred to as the original.