

Industrial & Infrastructure Fund Investment Corporation

September 1, 2025

To all concerned parties:

Investment Corporation

Industrial & Infrastructure Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 3249)

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Notice Concerning Completion of Acquisition of Real Estate Trust Beneficiary Right

【IIF Narashino Logistics Center I (*Building*)】

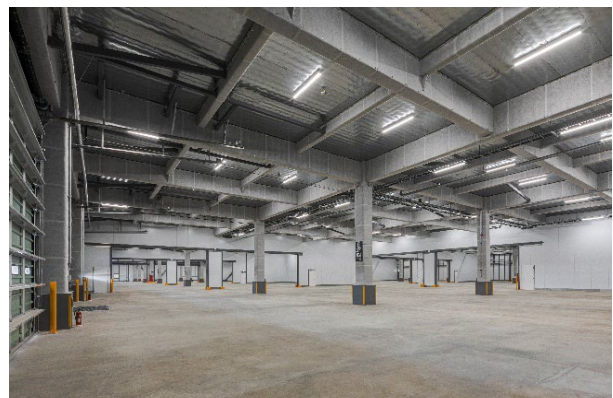
Industrial & Infrastructure Fund Investment Corporation (“IIF”) announces today that IIF has completed the acquisition of IIF Narashino Logistics Center I (Building), which was previously announced in “Notice Concerning Acquisition and Leasing of Real Estate Trust Beneficiary Right 【IIF Narashino Logistics Center I (*New Building*)】 ” on August 30, 2023 has been completed today.

1. Completion of Asset Acquisition

Property No.	Property name	Type of asset	Acquisition price (million yen)	Acquisition date
L-9	IIF Narashino Logistics Center I (<i>Building</i>)	Trust beneficiary right in real estate	5,126	September 1, 2025

For further details of acquisition, please refer to “Notice Concerning Acquisition and Leasing of Real Estate Trust Beneficiary Right 【IIF Narashino Logistics Center I (*New Building*)】 ” dated August 30, 2023.

【Exterior and interior view of IIF Narashino Logistics Center I (*Building*)】



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2. Summary of Completed Acquisition Property

With the completion of construction, the profile of the property has been confirmed as below. (Changes from the press release titled “Notice Concerning Acquisition and Leasing of Real Estate Trust Beneficiary Right 【IIF Narashino Logistics Center I (*New Building*)】” on August 30, 2023 are underlined.) The property has acquired A-rank for CASBEE Building (New Construction) Evaluation Certification ^(Note 1) and 6 Stars (ZEB Ready) for a Building-Housing Energy-efficiency Labeling System (BELS) certification ^(Note 2), which evaluates the energy-saving performance of buildings.



Type of specific asset	Real estate trust beneficiary right	Summary of building structure evaluation	Evaluator	ERI SOLUTION CO., LTD.
Acquisition date	September 1, 2025		Evaluation date	<u>March 3, 2025</u>
Acquisition price	5,126 million yen		Immediate repair cost	0 yen
Appraisal value	<u>6,380 million yen (as of the end of July 2025)</u>		Short-term repair cost	0 yen
Appraiser	Japan Real Estate Institute		Long-term repair cost	<u>94,340,000 yen (for 12 years)</u>
Date of trust beneficiary right set	September 1, 2025		Annualized average repair cost	7,860,000 yen (Annual average for 12 years)
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust period end	<u>September 30, 2035</u>			
Location	<u>6-4, Akanehama 3-chome, Narashino-shi, Chiba, Japan</u>			
Land area	20,809.47m ²	Building structure / stories	<u>Three-story building with steel frame and alloy-plated steel sheet roofing</u>	
Zoning	Industrial exclusive area			
Floor area ratio / building-to-land ratio	200% / 60% ^(Note 3)			
Type of possession	Ownership			
Earthquake PML	<u>8.6%</u>	Completion	<u>February 7, 2025</u>	
Collateral	None	Gross floor area	<u>25,938.00m²</u>	
Designer	JFE Civil Engineering & Construction Corp. Class-1 Registered Architect Office	Type	<u>Warehouse</u>	
Structure designer	JFE Civil Engineering & Construction Corp. Class-1 Registered Architect Office			
Constructor	Takuyou Corporation Limited			
Confirmation and Inspection Organization	URBAN HOUSING EVALUATION CENTER			
Special notes	None			
Summary of lease agreement				
Tenant	Takuyou Corporation Limited	Leased floor area	<u>25,938 m²</u>	
Revenue	Not disclosed ^(Note 4)	Security deposit	Not disclosed ^(Note 4)	
Occupancy rate	100.0%	Contract term	From February 28, 2025 to February 27, 2040	
Special notes	None			

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- (Note 1) CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is an evaluation system that evaluates and rates buildings and structures in terms of their environmental performance. In addition to each building's ability to reduce its environmental impact across a variety of areas including energy and resource conservation as well as recycling, this system comprehensively evaluates the environmental performance of each building and structure including its aesthetic appeal.
- (Note 2) BELS certification is a public evaluation system which evaluates the energy conservation performance of buildings based on evaluation standards established by the Ministry of Land, Infrastructure, Transport and Tourism. Third party institutions evaluate the performance of buildings from various points of view regardless of whether the building is new or existing. A new energy-efficiency labeling system will come into effect in April 2024 and the evaluation result is represented by the number of stars (from one “★” to six “★★★★★★”). BELS certification, which is the first public evaluation system specific to energy conservation performance in Japan, is expected to promote further improvements in energy conservation performance of buildings as well as providing appropriate information regarding energy conservation performance of buildings.
- (Note 3) The building-to-land ratio is normally 50%, but due to the application of corner plot building coverage allowance, it is 60%.
- (Note 4) Consent has not been obtained from the tenant, and accordingly, “Revenue” and “Security deposit” are not disclosed.