Industrial & Infrastructure Fund
Investment Corporation

April 22, 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, President & Representative Director
Inquiries: Masa Moritsu, Executive Officer & Head of Industrial Division
TEL: +81-3-5293-7091

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 borrowing to replenish the cash on hand, which has decreased due to property acquisitions in March and April, 2026.

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Mizuho Trust & Banking Co., Ltd.	¥ 3,400 Million	0.9 years	Floating	Base interest rate (JBA 1-month yen TIBOR) +0.160%(Note)	April 27, 2026	March 31, 2027	Unsecured and unguaranteed, lump sum repayment

(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/).

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

(million yen)

	Before	After	Change
Short-Term Borrowings	12,900	16,300	+3,400
Long-Term Borrowings(Note) (Green Loan) (Social Loan)	266,133 (2,000) (1,500)	266,133 (2,000) (1,500)	0 (0) (0)
Total Borrowings	279,033	282,433	+3,400
Investment Corporation Bonds (Social Bonds)	15,200 (7,500)	15,200 (7,500)	0 (0)
Interest-Bearing Debt in Total	294,233	297,633	+3,400

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

(Reference)
For details regarding property acquisitions in March and April 2026 (including properties scheduled for acquisition), please refer to the following press releases:
“Notice Concerning Acquisition and Lease of Domestic Real Estate” dated March 19, 2026
“Notice Concerning Acquisition and Lease of Domestic Real Estate Trust Beneficiary Rights” dated April 22, 2026