

Industrial & Infrastructure Fund Investment Corporation

September 26, 2023

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: Naoki Suzuki, President & CEO

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Notice Concerning Debt Financing (Determination of Interest Rate)

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announces today the applicable interest rate for new debt financing which was announced in the news release titled “Notice Concerning Debt Financing (Refinancing)” dated September 13, 2023, is determined as follows.

1. Determination of Interest Rate

Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Repayment Method
8.0 years	1,000	Fixed	1.14694%	Sumitomo Mitsui Banking Corporation	September 13, 2023	September 28, 2023	September 29, 2031	Unsecured and unguaranteed, lump sum repayment

2. Others

For the risks associated with the new debt financing, etc., please refer to “Investment Risk” stated in the 31st fiscal period Securities Report filed on April 27, 2023.

About IIF: Industrial and Infrastructure Fund Investment Corporation (“IIF”) is the first J-REIT focused on acquiring and operating both industrial and infrastructure properties in Japan – properties that play a vital role in the Japanese economy, and for which IIF expects to see stable demand in the mid to long term. With respect to industrial properties, IIF intends to invest in a diverse portfolio of properties, including manufacturing and research and development facilities. Please refer to our website at <https://www.iif-reit.com/english/>

Contacts: For further information relating to this press release as well as IIF and its Asset Manager, please feel free to contact Mr. Hidehiko Ueda (Telephone Number: 81-3-5293-7091), Head of Industrial Division at KJR Management, asset manager for Industrial & Infrastructure Fund Investment Corporation.

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