

Industrial & Infrastructure Fund Investment Corporation

March 11, 2024

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

Inquiries: Hidehiko Ueda,

Head of Industrial Division

TEL: +81-3-5293-7091

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 February 28, 2024, 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
Debt 1	7.0 years	1,200	Fixed	1.01000%	MUFG Bank, Ltd.	February 28, 2024	March 13, 2024	February 28, 2031	Unsecured and unguaranteed, lump sum repayment

2. Others

For the risks associated with the repayment, etc., please refer to “Investment Risk” stated in the Securities Registration Statement filed on February 15, 2024.

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.

Investor Relations: Telephone Number: 81-3-5293-7091 E-mail: iif-3249.ir@kjrm.co.jp

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