

# Industrial & Infrastructure Fund Investment Corporation

February 24, 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 (Refinancing)

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announces today its decision concerning refinancing as outlined below.

### 1. Overview

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Banking Corporation	¥ 1,500 Million	2.9 years	Fixed	To be determined (Note)	February 27, 2026	January 31, 2029	Unsecured and unguaranteed, lump sum repayment
Sumitomo Mitsui Trust Bank, Limited	¥ 1,200 Million	4.0 years	Fixed	To be determined (Note)	March 6, 2026	February 28, 2030	
MUFG Bank, Ltd.	¥ 3,300 Million	5.0 years	Fixed	To be determined (Note)		February 28, 2031	
Development Bank of Japan Inc.	¥ 1,000 Million	3.0 years	Fixed	To be determined (Note)	March 13, 2026	February 28, 2029	
Sumitomo Mitsui Trust Bank, Limited	¥ 250 Million	4.0 years	Fixed	To be determined (Note)		February 28, 2030	
MUFG Bank, Ltd.	¥ 750 Million	5.0 years	Fixed	To be determined (Note)		February 28, 2031	

# Industrial & Infrastructure Fund Investment Corporation

Lender	Loan Amount	Loan Term	Interest Rate		Scheduled Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
MUFG Bank, Ltd.	¥ 1,000 Million	4.0 years	Fixed	To be determined (Note)	March 17, 2026	February 28, 2030	Unsecured and unguaranteed, lump sum repayment
MUFG Bank, Ltd.	¥ 1,500 Million	3.9 years	Fixed	To be determined (Note)	April 20, 2026	March 29, 2030	
MUFG Bank, Ltd.	¥ 1,250 Million	4.0 years	Fixed	To be determined (Note)	July 31, 2026	July 31, 2030	
MUFG Bank, Ltd.	¥ 2,000 Million	5.0 years	Fixed	To be determined (Note)	August 31, 2026	August 29, 2031	
MUFG Bank, Ltd.	¥ 2,200 Million	5.0 years	Fixed	To be determined (Note)	September 4, 2026		

(Note) The announcement on the interest rate will be made at the time of determination.

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

Lender	Loan Amount	Loan Term	Interest Rate <sup>(Note1)</sup>		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
Sumitomo Mitsui Banking Corporation	¥ 1,500 Million	2.0 years	Floating	Base interest rate (JBA 3-month yen TIBOR) +0.170%	February 29, 2024	February 27, 2026	Unsecured and unguaranteed, lump sum repayment
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 4,500 Million	9.0 years	Fixed	0.630%	March 6, 2017	March 6, 2026	
Development Bank of Japan Inc.	¥ 1,000 Million	12.0 years	Fixed	1.670%	March 13, 2014	March 13, 2026	
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 1,000 Million	12.0 years	Fixed (Note2)	1.687%			
MUFG Bank, Ltd.	¥ 1,000 Million	9.0 years	Fixed	0.530%	March 17, 2017	March 17, 2026	

# Industrial & Infrastructure Fund Investment Corporation

Lender	Loan Amount	Loan Term	Interest Rate <sup>(Note1)</sup>		Borrowing Date	Repayment Date	Method of Borrowing, Repayment of Principal
MUFG Bank, Ltd.	¥ 1,500 Million	2.5 years	Fixed	0.500%	October 18, 2023	April 20, 2026	Unsecured and unguaranteed, lump sum repayment
MUFG Bank, Ltd.	¥ 1,250 Million	3.5 years	Fixed	0.560%	February 6, 2023	July 31, 2026	
MUFG Bank, Ltd.	¥ 2,000 Million	10.0 years	Fixed	0.440%	August 31, 2016	August 31, 2026	
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	¥ 2,200 Million <sup>(Note3)</sup>	9.5 years	Fixed	0.676%	March 6, 2017	September 4, 2026	

(Note1) The figure is rounded off to third decimal places.

(Note2) The interest rate has been fixed through an interest rate swap agreement.

(Note3) Of the total amount of 3,000 million yen borrowed, IIF decided refinancing of 2,200 million yen as of today, and will decide refinancing of the remaining 800 million yen by the repayment date.

## 2. Status of Interest-Bearing Debts after Refinancing

(million yen)

	Before	After	Change
Short-Term Borrowings	12,900	12,900	0
Long-Term Borrowings <sup>(Note)</sup>	266,133	266,133	0
(Green Loan)	(2,000)	(2,000)	(0)
(Social Loan)	(1,500)	(1,500)	(0)
Total Borrowings	279,033	279,033	0
Investment Corporation Bonds (Social Bonds)	15,200 (7,500)	15,200 (7,500)	0 (0)
Interest-Bearing Debt in Total	294,233	294,233	0

(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.*