Industrial & Infrastructure Fund Investment Corporation

November 4, 2026

To all concerned parties:

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Notice Concerning Disposition of Domestic Real Estate
【IIF Shizuoka Susono Logistics Center】

Industrial & Infrastructure Fund Investment Corporation ("IIF") announces that KJR Management, IIF's asset manager (the "Asset Manager"), decided today to dispose (the "Anticipated Disposition") of the domestic real estate (the "Property to Be Disposed" or the "Property") as outlined below.

Key Points

Identified demand from a buyer seeking to acquire the Property for its own use through leasing activities, leading to the disposition. Gains on sale will be fully distributed.

1. Summary of the Anticipated Disposition

Property name	IIF Shizuoka Susono Logistics Center
Type of asset	Real estate
Location	448-1, Imazato-aza-imoanakubo, Susono-shi, Shizuoka, others
Anticipated disposition price (Note 1)	2,000 million yen
Book value (Note 2)	1,737 million yen
Difference between anticipated disposition price and book value (Note 3)	262 million yen
Appraisal value (Note 4)	1,880 million yen
Broker	Applicable
Buyer (Note 5)	A domestic operating company
Contract signing date	November 4, 2026
Delivery date (scheduled)	November 10, 2026

(Note1) The anticipated disposition price excludes expenses related to the disposition and other costs.
(Note2) The book value is as of July 31, 2026.
(Note3) The difference between the anticipated disposition price and the book value is shown for reference. The actual gains or losses on sales may differ from the difference above.
(Note4) The appraisal value is as of July 31, 2026.
(Note5) The buyer's profile cannot be disclosed as IIF has not obtained consent from the buyer with respect to disclosure. For details, please refer to "4. Profile of the Buyer" below.

2. Reasons for the Anticipated Disposition

IIF aims to maximize unitholder value through a growth strategy focused on improving distributions per unit and enhancing resilience to inflation.

IIF acquired the Property in March 2026 as a CRE project with the Yamato Group, a major domestic logistics company, against the backdrop of the asset-light trend in the logistics industry. The acquisition of this property was based on the premise that Yamato Transport Co., Ltd. would vacate the premises at the end of October 2026, with the intention of improving profitability and asset value through renovation work following the tenant's departure and the attraction of new tenants.

Following the acquisition, the Asset Manager continuously conducted leasing activities. As a result, the Asset Manager identified leasing demand from multiple prospective tenants, supported by the Property's favorable location characteristics, as well as demand from parties seeking to acquire the Property for their own use.

Based on this situation, IIF compared the economic rationale for continued ownership and disposition, comprehensively taking into account the potential to improve profitability and asset value through continued ownership, the additional investment required for renovation work, and the downtime from attracting new tenants to achieving stable operations.

As a result, IIF determined that securing gains on sale through an early disposition would contribute to the enhancement of unitholder value, and decided to dispose of this property.

The gains on sale obtained from this disposition are scheduled to be fully distributed in the fiscal period ending January 2027 (39th fiscal period). In addition, proceeds from the sale, excluding the gains on sale, are scheduled to be used for the repayment of borrowings, etc.

3. Information on the Property to Be Disposed

The summary of the Property to Be Disposed is set out in Part 1, Fund Information, Item 1. Status of the Fund, 5 Status of investment management, (2) Investment assets, of IIF's securities report for the 38th fiscal period filed on October 22, 2026.

4. Profile of the Buyer

The buyer of the Property is a domestic operating company, but the buyer's profile cannot be disclosed as IIF has not obtained consent from the buyer with respect to disclosure. There are no notable capital, personal or business relationships between IIF, the Asset Manager and the buyer. In addition, there are no notable capital, personal or transactional relationships between the interested parties and affiliated companies of IIF and the Asset Manager and those of the buyer. None of the buyer, its interested parties or its affiliated companies falls under the category of related parties of IIF or the Asset Manager.

5. Profile of the Broker

The broker for the Anticipated Disposition does not fall under the category of interested parties, etc. of IIF or the Asset Manager.

6. Means of Payment

The settlement will be conducted in a lump sum on the scheduled date of delivery.

7. Scheduled date of the Anticipated Disposition

Date of decision on disposition	November 4, 2026
Contract signing date	
Payment date (scheduled)	November 10, 2026
Delivery date (scheduled)	

8. Future Outlook

The impact of this disposition on IIF's forecast of operating results for the fiscal period ending January 2027 (39th fiscal period: August 1, 2026 to January 31, 2027) and the fiscal period ending July 2027 (40th fiscal period: February 1, 2027 to July 31, 2027) is minor, and there is no change to the forecast of operating results.

9. Summary of Appraisal Report

Appraiser	Japan Real Estate Institute
Appraisal value	1,880 million yen
Valuation date	July 31, 2026

Item	Value	Notes
Income approach value	1,880 million yen	
Direct capitalization method	1,900 million yen	
Operating income	Not disclosed	(Note)
Potential gross income	Not disclosed	
Losses from vacancies, etc.	Not disclosed	
Operating expenses	Not disclosed	
Maintenance and management fee	Not disclosed	
Utility cost	Not disclosed	
Repair expenses	Not disclosed	
PM fee	Not disclosed	
Leasing cost	Not disclosed	
Property taxes	Not disclosed	
Insurance premium	Not disclosed	
Other expenses	Not disclosed	
Net operating income	121 million yen	
Investment income from lump-sum deposits	0 million yen	
Capital expenditures	32 million yen	
Net income	89 million yen	
Capitalization rate	4.7%	
DCF method	1,860 million yen	
Discount rate	4.3%	
Terminal capitalization rate	4.7%	
Cost approach value	1,840 million yen	
Proportion of land	69.9%	
Proportion of building	30.1%	

Other matters that the appraisal firm considered upon conducting the appraisal	None

(Note) Since this appraisal refers to numbers based on the actual results, the disclosure of this information may negatively affect IIF's competitiveness and work to the detriment of unitholders, and therefore, the Asset Manager has decided not to disclose the information.

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