

July 28, 2021

To all concerned parties:

Investment Corporation
Industrial & Infrastructure Fund Investment Corporation
 (Tokyo Stock Exchange Company Code: 3249)
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 URL: <https://www.iif-reit.com/english/>

Asset Management Company
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Notice Concerning New Debt Financing

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announced today its decision with respect to debt financing (the “Debt Financing”), as outlined below.

1. Overview

	Borrowing period	Amount (Million yen)	Fixed / Float	Interest rate (Notes 1, 2,3)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date (Note 4)	Remarks, Repayment Method
Debt 1	1.0 year	3,500	Float	Base interest rate* +0.160% (*JBA 1-month Japanese yen TIBOR)	MUFG Bank, Ltd.	July 28, 2021	August 2, 2021	July 29, 2022	Unsecured No guarantee Lump-sum due date Repayment
Debt 2	1.0 year	1,500			Sumitomo Mitsui Trust Bank, Limited				

(Note 1) For JBA Japanese yen TIBOR, please refer to the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>)

(Note 2) For each interest calculation period, the base interest rate will be the 1-month Japanese yen TIBOR announced by the JBA TIBOR Administration at 11:00 am on two business days prior to the interest payment date (however, for the first calculation period, the applicable date is the scheduled borrowing date) for the immediately preceding interest rate calculation period. The base interest rate will be revised on every interest payment date. However, if there is no interest rate corresponding to the interest calculation period, it will be calculated by the formula described in the loan agreement.

(Note 3) With regard to debt 1, the first interest payment date is August 10, 2021, the second interest payment date is September 10, 2021, the third interest payment date is September 30, 2021 and thereafter the interest payment date will be the last day of every month until the maturity date (if the corresponding date falls on a non-business day, the immediately following business day is adopted; and, if the immediately following business day falls on the next calendar month, the immediately preceding business day is adopted) and the maturity date. With regard to debt 2, the first interest payment date is August 10, 2021, the second interest payment date is September 10, 2021, the third interest payment date is September 30, 2021 and thereafter the interest payment date will be the last day of every month until the maturity date (if the corresponding date falls on a non-business day, the immediately preceding business day is adopted) and the maturity date.

(Note 4) The maturity date of debt 1 is, if any corresponding date falls on a non-business day, the immediately following business day (if such day falls on a day in the following month, the immediately preceding business day). The maturity date of debt 2 is, if any corresponding date falls on a non-business day, the immediately preceding business day.

(i) Reasons for the Borrowing

As announced in “Notice Concerning Acquisition of Real Estate Trust Beneficiary Right 【IIF Shonan Health Innovation Park (40% co-ownership interest)】 ” released today, IIF is planning to acquire the trust beneficiary right in real estate of the IIF Shonan Health Innovation Park (40% co-ownership interest) on August 2, 2021. The proceeds from the new Debt Financing will be allocated to a portion of the funds for the acquisition.

(ii) IIF’s Debt after the Debt Financing (after August 2, 2021)

(Million yen)

	Before Debt Financing	After Debt Financing	Change
Short-term Borrowings	0	5,000	+5,000
Long-term Borrowings ^(Note)	184,383	184,383	0
Total Borrowings	184,383	189,383	+5,000
Investment Corporation Bonds	10,000	10,000	0
Total of Borrowings and Investment Corporation Bonds	194,383	199,383	+5,000

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

2. Future outlook of IIF

The Debt Financing has no impact on IIF’s operating status for the period ending July 2021 (the 28th fiscal period: February 1, 2021 to July 31, 2021) and the forecast of operating status for the same period after the Debt Financing remains unchanged.

3. Others

For the risks associated with the Debt Financing, please refer to “Investment Risk” stated in the Securities Report filed on April 30, 2021.

About IIF: Industrial & 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/>

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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.