

November 24, 2021

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

**Mitsubishi Corp.-UBS Realty Inc.**

Representative: Katsuji Okamoto, President &amp; CEO

Inquiries: Hidehiko Ueda,

Head of Industrial Division

TEL: +81-3-5293-7091

**Notice Concerning Debt Financing (Refinancing)**

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

## 1. Overview

To lengthen remaining borrowing periods and diversify repayment dates, IIF has decided to refinance the existing long-term debt, which is due for repayment on November 30, 2021.

## (i) Overview of the new debt financing

Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate (Note 1)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Repayment Method
10.0 years	1,000	Fixed	To be determined (Note 2)	MUFG Bank, Ltd.	November 24, 2021	November 30, 2021	November 28, 2031	Unsecured and unguaranteed, lump sum repayment

(Note 1) Interest payment will start on December 30, 2021, followed by the last days of March, June, September, and December 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.

(Note 2) The interest rate will be determined on or before the scheduled borrowing date pursuant to the loan agreement entered on November 24, 2021. The announcement of the interest rate will be made at the time of determination.

## (ii) Description of existing loan subject to repayment

Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate	Lender	Contract Execution Date	Borrowing Date	Maturity Date	Remarks, Repayment Method
2.5 years	1,000	Fixed	0.21000%	MUFG Bank, Ltd.	May 14, 2019	May 31, 2019	November 30, 2021	Unsecured and unguaranteed, lump sum repayment

## (iii) IIF's debt after the refinancing (after November 30, 2021)

(million yen)

	Before the refinancing	After the refinancing	Change
Short-term Borrowings	0	0	0
Long-term Borrowings <sup>(Note)</sup>	184,383	184,383	0
Total Borrowings	184,383	184,383	0
Investment Corporation Bonds (Social Bonds)	15,000 (5,000)	15,000 (5,000)	0 (0)
Interest-bearing Debt in Total	199,383	199,383	0

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

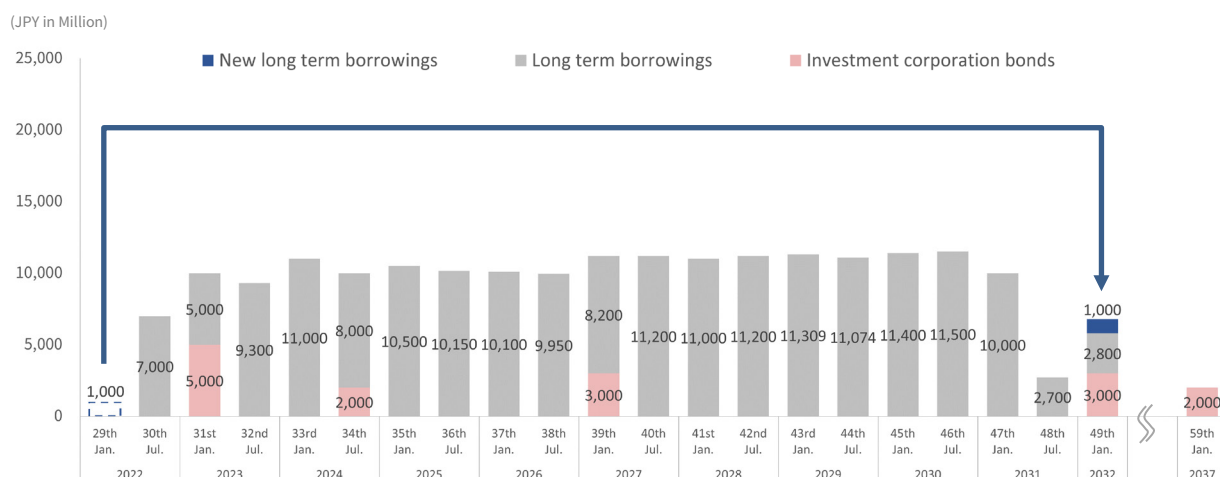
## 2. Future outlook of IIF

The impact of the refinancing on IIF's operating status for the period ending January 2022 (the 29th fiscal period: August 1, 2021 to January 31, 2022) and the period ending July 2022 (the 30th fiscal period: February 1, 2022 to July 31, 2022) is not material and the forecasts of operating status for the same period remain unchanged.

## 3. Others

For the risks associated with the repayment, etc., please refer to "Investment Risk" stated in the 28th fiscal period Securities Report filed on October 28, 2021.

&lt;Reference: Maturity ladder after the refinancing&gt;



**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 the 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: 81-3-5293-7090), Head of Industrial Division at Mitsubishi Corp.-UBS Realty, Inc., asset manager for Industrial & Infrastructure Fund Investment Corporation.

**Investor Relations:** Telephone Number: 81-3-5293-7091 E-mail: [iif-3249.ir@mc-ubs.com](mailto:iif-3249.ir@mc-ubs.com)

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