

# Industrial & Infrastructure Fund Investment Corporation

May 25, 2022

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 & Representative Director  
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

IIF has decided to refinance the existing long-term debt, which is due for repayment on May 31, 2022. In view of consolidating maturity dates of existing and new borrowing and ensuring flexibility in future financial measures, the new debt financing is floating-rate borrowing.

#### (i) Overview of the new debt financing

Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate (Note 1,2,3)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Repayment Method
1.1 years	800	Float	Base interest rate* +0.160% (*JBA 1-month Japanese yen TIBOR)	Sumitomo Mitsui Trust Bank, Limited	May 25, 2022	May 31, 2022	June 30, 2023	Unsecured and unguaranteed, lump sum repayment

(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 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) The first interest payment date is June 30, 2022, 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.

#### (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
3.0 years	800	Fixed	0.24875%	Sumitomo Mitsui Trust Bank, Limited	May 14, 2019	May 31, 2019	May 31, 2022	Unsecured and unguaranteed, lump sum repayment

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(iii) IIF's debt after the refinancing (after May 31, 2022)

(million yen)

	Before the refinancing	After the refinancing	Change
Short-term Borrowings	3,400	3,400	0
Long-term Borrowings <sup>(Note)</sup>	184,383	184,383	0
Total Borrowings	187,783	187,783	0
Investment Corporation Bonds (Social Bonds)	15,000 (5,000)	15,000 (5,000)	0 (0)
Interest-bearing Debt in Total	202,783	202,783	0

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

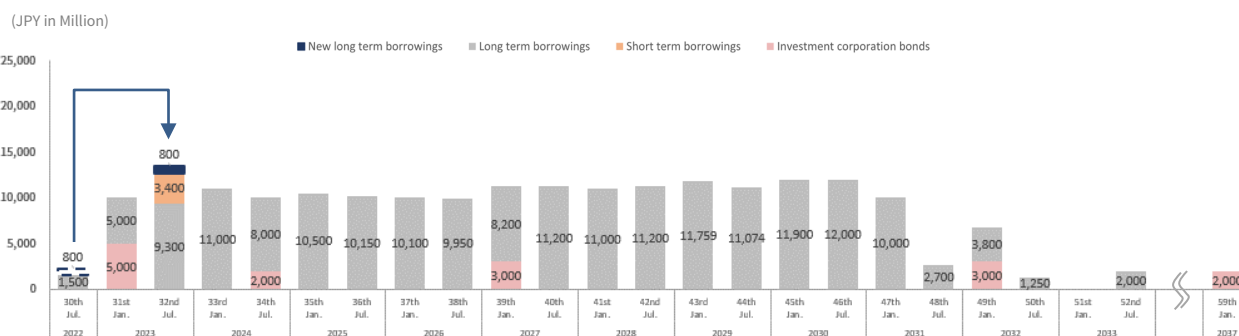
## 2. Future outlook of IIF

The impact of the refinancing on IIF's operating status for the period ending July 2022 (the 30th fiscal period: February 1, 2022 to July 31, 2022) and the period ending January 2023 (the 31st fiscal period: August 1, 2022 to January 31, 2023) 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 29th fiscal period Securities Report filed on April 27, 2022.

<Reference: Maturity ladder after the refinancing>



**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 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](mailto: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.*