

# Industrial & Infrastructure Fund Investment Corporation

September 21, 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**

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President & Representative Director

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### **Notice Concerning Debt Financing (Refinancing)**

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

#### 1. Overview

To lengthen remaining borrowing periods and to diversify repayment dates and lenders, IIF has decided to refinance the existing long-term debt, which is due for repayment on September 30, 2022.

##### (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
Debt 1	10.0 years	2,800	Fixed	To be determined (Note 2)	MUFG Bank, Ltd.	September 21, 2022	September 30, 2022	September 30, 2032	Unsecured and unguaranteed, lump sum repayment
Debt 2	8.0 years	1,000			September 30, 2030				

(Note 1) With regard to Debt 1, interest payment will start on December 30, 2022, 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. With regard to Debt 2, interest payment will start on December 30, 2022, 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 preceding business day is adopted), and maturity date.

(Note 2) The interest rate will be determined on or before the scheduled borrowing date pursuant to the loan agreement entered on September 21, 2022. 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
5.0 years	3,800	Fixed	0.34451%	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	September 13, 2017	September 29, 2017	September 30, 2022	Unsecured and unguaranteed, lump sum repayment

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(iii) IIF's debt after the refinancing (after September 30, 2022)

(million yen)

	Before the refinancing	After the refinancing	Change
Short-term Borrowings	1,700	1,700	0
Long-term Borrowings <sup>(Note)</sup>	189,883	189,883	0
Total Borrowings	191,583	191,583	0
Investment Corporation Bonds (Social Bonds)	16,700 (5,000)	16,700 (5,000)	0 (0)
Interest-bearing Debt in Total	208,283	208,283	0

(Note1) The amount of long-term borrowings includes the current portion of long-term borrowings.

(Note2) The issuance of investment corporation bond and the early repayment of borrowing announced today in “Notice Concerning Issuance of Investment Corporation Bonds and Early Repayment of Borrowings” is reflected. The same shall apply hereafter.

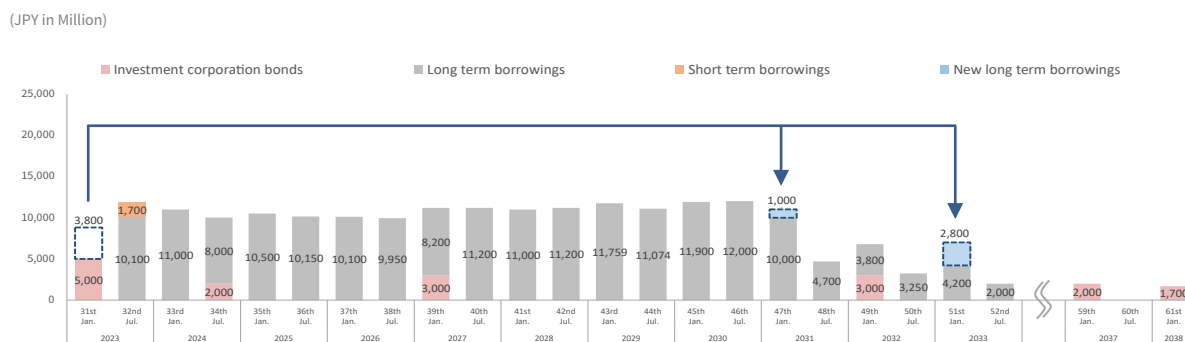
## 2. Future outlook of IIF

The impact of the refinancing on IIF's operating status for the period ending January 2023 (the 31st fiscal period: August 1, 2022 to January 31, 2023) and the period ending July 2023 (the 32nd fiscal period: February 1, 2023 to July 31, 2023) is not material and the forecasts of operating status for the same periods 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.

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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.*