

Industrial & Infrastructure Fund Investment Corporation

February 15, 2024

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 New Debt Financing

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

Overview of the New Debt Financing^(Note 1)

(1) Total Amount of the Debt Financing : 62.0 billion yen
(2) Average Borrowing Period : 7.0 years^(Note 2) **(3) Long-term Debt Ratio : 90.3%^(Note 2)**

(Note 1) For more information, refer to “1. Overview”

(Note 2) Calculated by weighted average based on the amount of borrowings

1. Overview

(i) Overview of the Debt Financing

	Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate ^(Note 1)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Security and Repayment Method
Debt 1	10.0 years	4,000	For the first 5 years and 1 month: Float On and after 5 years and 2 months: Fixed	For the first 5 years and 1 month: Base interest rate* +0.330% (*JBA 3-month Japanese yen TIBOR) (Note 2, 3) On and after 5 years and 2 months: To be determined (Note 4)	MUFG Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2034	Unsecured and unguaranteed, lump sum repayment
Debt 2	10.0 years	3,000	Fixed	To be determined (Note 4)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	February 28, 2034	Unsecured and unguaranteed, lump sum repayment
Debt 3	10.0 years	3,000	Fixed	To be determined (Note 4)	Mizuho Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2034	Unsecured and unguaranteed, lump sum repayment

Disclaimer:
This press release is intended as general information for the press regarding IIF’s debt financing in Japan and has not been prepared for the purpose of solicitation of investment.

Industrial & Infrastructure Fund Investment Corporation

	Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate ^(Note1)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Security and Repayment Method
Debt 4	10.0 years	3,000	Fixed	To be determined (Note 4, 5)	The Norinchukin Bank	February 15, 2024	February 29, 2024	February 28, 2034	Unsecured and unguaranteed, lump sum repayment
Debt 5	10.0 years	1,000	Fixed	To be determined (Note 4)	SBI Shinsei Bank, Limited	February 15, 2024	February 29, 2024	February 28, 2034	Unsecured and unguaranteed, lump sum repayment
Debt 6	10.0 years	1,000	Fixed	To be determined (Note 4)	The Bank of Fukuoka, Ltd.	February 15, 2024	February 29, 2024	February 28, 2034	Unsecured and unguaranteed, lump sum repayment
Debt 7	9.0 years	2,000	For the first 5 years and 1 month: Float On and after 5 years and 2 months: Fixed	For the first 5 years and 1 month: Base interest rate* +0.300% (*JBA 3-month Japanese yen TIBOR)(Note 2, 3) On and after 5 years and 2 months: To be determined (Note 4)	MUFG Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2033	Unsecured and unguaranteed, lump sum repayment
Debt 8	9.0 years	4,000	Fixed	To be determined (Note 4)	Mizuho Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2033	Unsecured and unguaranteed, lump sum repayment
Debt 9	9.0 years	4,000	Fixed	To be determined (Note 4, 5)	The Norinchukin Bank	February 15, 2024	February 29, 2024	February 28, 2033	Unsecured and unguaranteed, lump sum repayment
Debt 10	9.0 years	2,000	Fixed	To be determined (Note 4)	SBI Shinsei Bank, Limited	February 15, 2024	February 29, 2024	February 28, 2033	Unsecured and unguaranteed, lump sum repayment
Debt 11	9.0 years	1,000	Fixed	To be determined (Note 4)	The Bank of Fukuoka, Ltd.	February 15, 2024	February 29, 2024	February 28, 2033	Unsecured and unguaranteed, lump sum repayment
Debt 12	8.0 years	2,500	Fixed	To be determined (Note 4)	Mizuho Bank, Ltd.	February 15, 2024	February 29, 2024	February 27, 2032	Unsecured and unguaranteed, lump sum repayment
Debt 13	8.0 years	3,000	Fixed	To be determined (Note 4, 5)	The Norinchukin Bank	February 15, 2024	February 29, 2024	February 27, 2032	Unsecured and unguaranteed, lump sum repayment
Debt 14	8.0 years	1,000	Fixed	To be determined (Note 4)	The Bank of Fukuoka, Ltd.	February 15, 2024	February 29, 2024	February 27, 2032	Unsecured and unguaranteed, lump sum repayment

Disclaimer:
This press release is intended as general information for the press regarding IIF's debt financing in Japan and has not been prepared for the purpose of solicitation of investment.

Industrial & Infrastructure Fund Investment Corporation

	Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate ^(Note 1)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Security and Repayment Method
Debt 15	8.0 years	500	Fixed	To be determined (Note 4)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	February 27, 2032	Unsecured and unguaranteed, lump sum repayment
Debt 16	8.0 years	500	Fixed	To be determined (Note 4)	The Nishi-Nippon City Bank, Ltd.	February 15, 2024	February 29, 2024	February 27, 2032	Unsecured and unguaranteed, lump sum repayment
Debt 17	7.5 years	1,500	Fixed	To be determined (Note 4)	Mizuho Bank, Ltd.	February 15, 2024	February 29, 2024	August 29, 2031	Unsecured and unguaranteed, lump sum repayment
Debt 18	7.0 years	2,000	For the first 5 years and 1 month: Float On and after 5 years and 2 months: Fixed	For the first 5 years and 1 month: Base interest rate* +0.250% (*JBA 3-month Japanese yen TIBOR)(Note 2, 3) On and after 5 years and 2 months: To be determined (Note 4)	MUFG Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2031	Unsecured and unguaranteed, lump sum repayment
Debt 19	7.0 years	1,000	Fixed	To be determined (Note 4)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	February 28, 2031	Unsecured and unguaranteed, lump sum repayment
Debt 20	6.5 years	2,000	Fixed	To be determined (Note 4)	SBI Shinsei Bank, Limited	February 15, 2024	February 29, 2024	August 30, 2030	Unsecured and unguaranteed, lump sum repayment
Debt 21	6.0 years	3,000	Fixed	To be determined (Note 4)	MUFG Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2030	Unsecured and unguaranteed, lump sum repayment
Debt 22	5.5 years	2,000	Fixed	To be determined (Note 4)	Development Bank of Japan Inc.	February 15, 2024	February 29, 2024	August 31, 2029	Unsecured and unguaranteed, lump sum repayment
Debt 23	5.0 years	2,000	Fixed	To be determined (Note 4)	Sumitomo Mitsui Trust Bank, Limited	February 15, 2024	February 29, 2024	February 28, 2029	Unsecured and unguaranteed, lump sum repayment
Debt 24	4.5 years	2,000	Float	Base interest rate* +0.180% (*JBA 3-month Japanese yen TIBOR) (Note 2,3)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	August 31, 2028	Unsecured and unguaranteed, lump sum repayment

Disclaimer:
This press release is intended as general information for the press regarding IIF's debt financing in Japan and has not been prepared for the purpose of solicitation of investment.

Industrial & Infrastructure Fund Investment Corporation

	Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate ^(Note 1)	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Security and Repayment Method
Debt 25	2.5 years	2,500	Float	Base interest rate* +0.170% (*JBA 3-month Japanese yen TIBOR) (Note 2,3)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	August 31, 2026	Unsecured and unguaranteed, lump sum repayment
Debt 26	2.0 years	1,500	Float	Base interest rate* +0.170% (*JBA 3-month Japanese yen TIBOR) (Note 2,3)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	February 27, 2026	Unsecured and unguaranteed, lump sum repayment
Debt 27	1.5 year	1,000	Float	Base interest rate* +0.170% (*JBA 1-month Japanese yen TIBOR) (Note 2,6)	MUFG Bank, Ltd.	February 15, 2024	February 29, 2024	August 29, 2025	Unsecured and unguaranteed, lump sum repayment
Debt 28	1.0 year	1,500	Float	Base interest rate* +0.165% (*JBA 1-month Japanese yen TIBOR) (Note 2,6)	Mizuho Bank, Ltd.	February 15, 2024	February 29, 2024	February 28, 2025	Unsecured and unguaranteed, lump sum repayment
Debt 29	0.5 year	2,000	Float	Base interest rate* +0.165% (*JBA 1-month Japanese yen TIBOR) (Note 2,6)	MUFG Bank, Ltd.	February 15, 2024	February 29, 2024	August 30, 2024	Unsecured and unguaranteed, lump sum repayment
Debt 30	0.5 year	2,000	Float	Base interest rate* +0.165% (*JBA 1-month Japanese yen TIBOR) (Note 2,6)	Sumitomo Mitsui Banking Corporation	February 15, 2024	February 29, 2024	August 30, 2024	Unsecured and unguaranteed, lump sum repayment
Debt 31	0.5 year	500	Float	Base interest rate* +0.165% (*JBA 1-month Japanese yen TIBOR) (Note 2,6)	Mizuho Bank, Ltd.	February 15, 2024	February 29, 2024	August 30, 2024	Unsecured and unguaranteed, lump sum repayment

Disclaimer:
This press release is intended as general information for the press regarding IIF's debt financing in Japan and has not been prepared for the purpose of solicitation of investment.

Industrial & Infrastructure Fund Investment Corporation

- (Note 1) With regard to Debt 1, 7, 18 & 21, the interest payment will start on March 29, 2024, 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 maturity date. With regard to Debt 27 & 29, the first interest payment date will start on March 29, 2024 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 28, 30 & 31, the first interest payment date will start on March 29, 2024 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). With regards to the Debt excluding the aforementioned debts, the interest payment will start on March 29, 2024, 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) For JBA Japanese yen TIBOR, please refer to the JBA TIBOR Administration website.
(<http://www.jbatibor.or.jp/english/rate/>)
- (Note 3) For each interest calculation period, the base interest rate will be the 3-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 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 4) The interest rates will be determined on or before the respective scheduled borrowing dates for the loans pursuant to the loan agreements entered on February 15, 2024. The announcement of such interest rates will be made at the time of determination.
- (Note 5) Regarding the Debt Financing, all loans from The Norinchukin Bank are sustainability link loans (hereinafter referred to as the “Sustainability Link Loan”). For more information on the Sustainability Link Loan, please refer to the “Conclusion of Sustainability Linked Loan Agreement between The Norinchukin Bank and Industrial & Infrastructure Fund Investment Corporation” released on February 15, 2024
(<https://contents.xj-storage.jp/xcontents/32490/f65ec040/1a87/4db6/b796/9153521cd1a2/20240129140944682s.pdf>)
- (Note 6) 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 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.

(ii) Reasons for the Debt Financing

As announced in “Notice Concerning Acquisition and Leasing of Real Estate Trust Beneficiary Rights” released today, IIF plans to acquire the trust beneficiary rights in real estate of 28 properties on or after March 4, 2024 at the total anticipated acquisition price of approximately 108.2 billion yen (not including taxes and acquisition costs). Proceeds from the Debt Financing, consisting of long-term borrowings of 62.0 billion yen, will be allocated to a portion of the funds for the acquisitions above.

Industrial & Infrastructure Fund Investment Corporation

(iii) IIF's debt after the Debt Financing (after February 29, 2024)

(million yen)

	Before the Debt Financing	After the Debt Financing	Change
Short-term Borrowings (Social Loan)	3,000 (3,000)	9,000 (3,000)	+6,000 (0)
Long-term Borrowings ^(Note) (Social Loan)	202,583 (1,000)	258,583 (1,000)	+56,000 (0)
Total Borrowings	205,583	267,583	+62,000
Investment Corporation Bonds (Social Bonds)	14,700 (5,000)	14,700 (5,000)	0 (0)
Interest-bearing Debt in Total	220,283	282,283	+62,000

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

2. Future outlook of IIF

With regard to the impact of the Debt Financing on the forecast of IIF's operating results and distributions for the fiscal period ending July 2024 (34th fiscal period: from February 1, 2024 to July 31, 2024) and the forecast of the operating results and distributions for the fiscal period ending January 2025 (35th fiscal period: from August 1, 2024 to January 31, 2025), please refer to the "Notice Concerning Revised Forecast & Distributions for the Jan. 2024 FP and the July 2024 FP, and Forecast & Distributions for the Jan. 2025 FP" announced today.

3. Others

For the risks associated with the repayment for the Debt Financing, please refer to "Investment Risk" stated in the Securities Registration Statement filed on February 15, 2024.

(Reference) Other press releases announced today:

"Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units"

"Notice Concerning Revised Forecast & Distributions for the Jan. 2024 FP and the July 2024 FP, and Forecast & Distributions for the Jan. 2025 FP"

"Notice Concerning Acquisition and Leasing of Real Estate Trust Beneficiary Rights"

"Notice Concerning Asset Acquisition (Equity Interest in a Silent Partnership)"

"Notice Concerning Disposition of Two Properties 【IIF Totsuka Technology Center (Land with leasehold interest) and IIF Yokohama Tsuzuki R&D Center】 "

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/>

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: 81-3-5293-7091), 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

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

Disclaimer:

This press release is intended as general information for the press regarding IIF's debt financing in Japan and has not been prepared for the purpose of solicitation of investment.