

# Industrial & Infrastructure Fund Investment Corporation

May 8, 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 & CEO  
Inquiries: Hidehiko Ueda,  
Head of Industrial Division  
TEL: +81-3-5293-7091

## Notice Concerning Debt Financing (Social Loan) (Refinancing)

Industrial & Infrastructure Fund Investment Corporation ("IIF") announces today its decision concerning debt financing related to refinancing (Social Loan), as outlined below.

### 1. Overview

To diversify the maturity ladder, IIF has decided to refinance the existing debt (the "Social Loan") due for repayment on May 15, 2024. For further details of the Social Loan, please refer to "Notice Concerning New Debt Financing (Social Loan)" dated March 10, 2023.

#### (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
Debt 1	1.0 year	3,000	Float	Base interest rate* +0.165% (*JBA 1-month Japanese yen TIBOR)	Sumitomo Mitsui Banking Corporation (Social Loan)	May 8, 2024	May 15, 2024	May 15, 2025	Unsecured and unguaranteed, lump sum repayment

(Note 1) The interest payment will start on May 31, 2024, followed by 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 maturity date.

(Note 2) For JBA Japanese yen TIBOR, please refer to the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/rate/>). The same shall apply hereinafter.

(Note 3) 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. 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. The same shall apply hereinafter.

# Industrial & Infrastructure Fund Investment Corporation

## (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
1.0 year	1,000	Float	Base interest rate* +0.160% (*JBA 1-month Japanese yen TIBOR)	Development Bank of Japan Inc. (Social Loan)	May 10, 2023	May 15, 2023	May 15, 2024	Unsecured and unguaranteed, lump sum repayment
1.0 year	2,000	Float	Base interest rate* +0.165% (*JBA 1-month Japanese yen TIBOR)	Sumitomo Mitsui Banking Corporation (Social Loan)				

## (iii) IIF's debt after the refinancing (after May 15, 2024)

(million yen)

	Before the refinancing	After the refinancing	Change
Short-term Borrowings (Social Loan)	9,400 (3,000)	9,400 (3,000)	0 (0)
Long-term Borrowings (Social Loan) <sup>(Note)</sup>	258,183 (1,000)	258,183 (1,000)	0 (0)
Total Borrowings	267,583	267,583	0
Investment Corporation Bonds (Social Bonds)	14,700 (5,000)	14,700 (5,000)	0 (0)
Interest-bearing Debt in Total	282,283	282,283	0

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

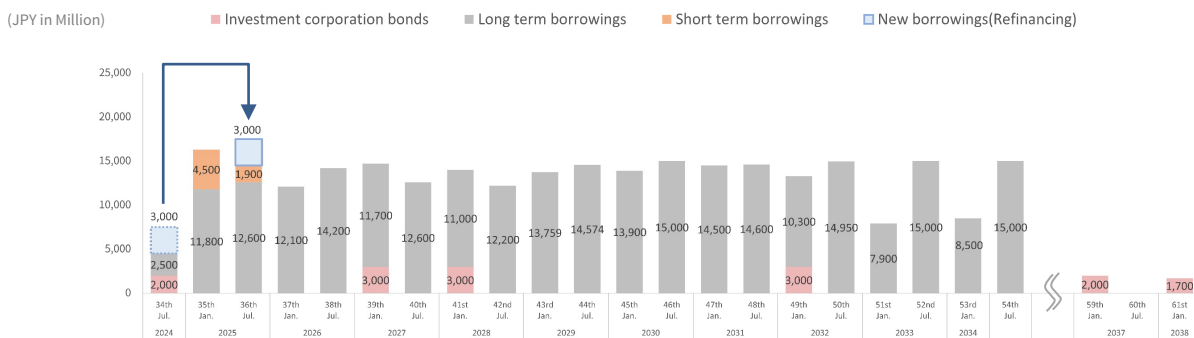
## 2. Future outlook of IIF

The impact of the refinancing on IIF's operating status for the fiscal period ending July 2024 (the 34th fiscal period: February 1, 2024 to July 31, 2024) and the fiscal period ending January 2025 (the 35th fiscal period: August 1, 2024 to January 31, 2025) is not material; thus the forecasts of operating status for the same fiscal periods remain unchanged.

## 3. Others

For the risks associated with the repayment, etc., please refer to "Investment Risk" stated in in the 32nd fiscal period Securities Report filed on April 25, 2024.

### <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 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](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.*