

## 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

## Supplementary Material Concerning Press Releases Dated July 6 and July 20, 2022

---

---

“Notice Concerning Disposition of One Property in Japan 【IIF Osaka Nanko IT Solution Center】 ” dated July 6, 2022

“Notice Concerning Disposition of One Property in Japan 【IIF Inzai Logistics Center】 ” dated July 20, 2022

“Notice Concerning Revision of Forecast of Operating Results and Distributions for the July 2022 (30th) Fiscal Period and the January 2023 (31st) Fiscal Period” dated July 20, 2022



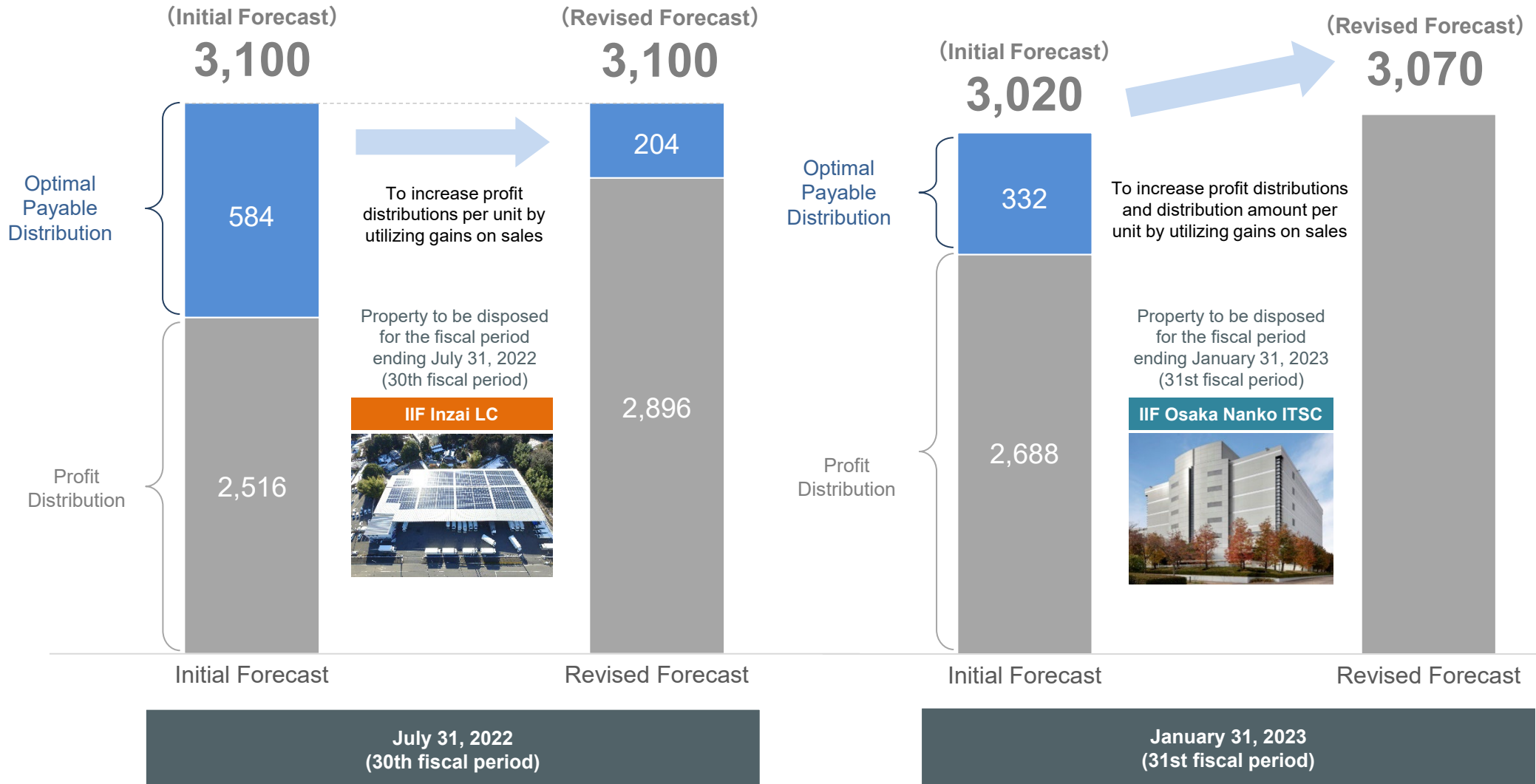
Securities Code

# 3249

# Forecasted DPU for the fiscal period ending July 31, 2022 (30th fiscal period) and the fiscal period ending January 31, 2023 (31st fiscal period)

■ To increase profit distribution and distribution amount per unit by utilizing gain on sales of properties

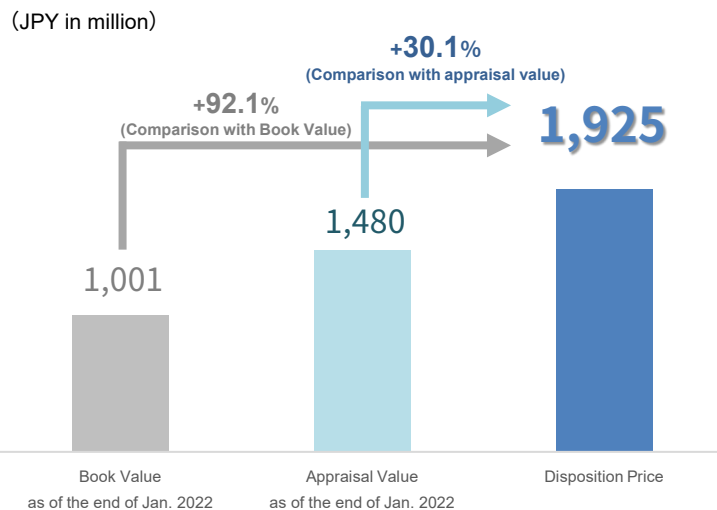
(JPY per unit)



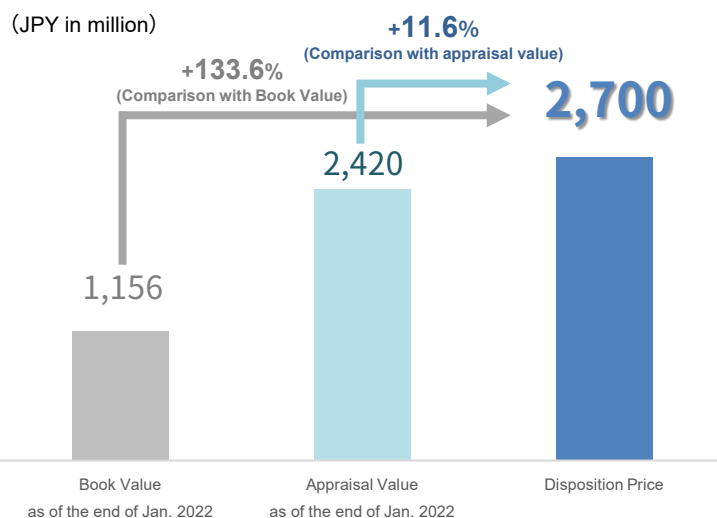
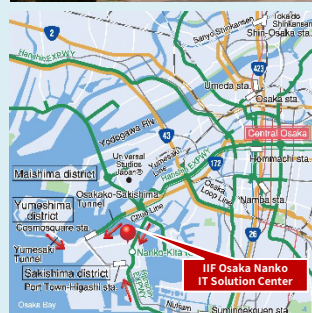
# Overview of the dispositions

- To realize unrealized gains and secure surplus cash on hands by the dispositions at a price significantly higher than book value and appraisal value, taking advantage of the active real estate market

## IIF Inzai Logistics Center



## IIF Osaka Nanko IT Solution Center



Estimated surplus cash on hands through the dispositions

Proceed from disposition of IIF Inzai LC (Note 1)	JPY 1.0bn.
Proceed from disposition of IIF Osaka Nanko ITSC (Note 1)	JPY 1.1bn.
Surplus cash on hands equivalent to reduction of optimal payable distribution (Note 2)	JPY 1.5bn.
<b>Estimated additional cash on hands</b>	<b>JPY 3.6bn.</b>

**Cash on hand will be used for new acquisitions and stabilization of distribution level in the future**

- P.2 (Note 1) "Proceed from disposition" is the book value of each property to be disposed as of the end of January 2022, and does not take into account the impact of the return of security deposits to occur as a result of the disposition.  
(Note 2) "Surplus cash on hands equivalent to reduction of optimal payable distribution" is the estimated figure based on the sum of the difference between initial optimal payable distribution per unit and revised optimal payable distribution per unit for the fiscal period ending July 31, 2022 (30th period) and the fiscal period ending January 31, 2023 (31st period) (JPY 380 for the 30th period and JPY 332 for the 31st period), and based on the number of outstanding units as of today (2,070,016 units).

## Industrial & Infrastructure Fund Investment Corporation

- This document may contain information such as data on future performance, plans, management targets, and strategies. These forward-looking statements are based on current hypotheses and assumptions about future events and trends in the business environment, but these hypotheses and assumptions are not necessarily correct. As such, actual results may vary significantly due to various factors.
- Unless otherwise noted, this document is prepared based on Japanese accounting principles.
- This document relates to the press releases dated July 6 and July 20, 2022, and is not prepared for the purpose of soliciting acquisition of IIF investment securities or the signing of financial instruments contracts. When investing, investors are requested to invest under their own responsibility and based on their own judgment.
- IIF is a publicly-offered real estate investment corporation (J-REIT) investing in real estate and related assets, the prices of which may fluctuate. Unitholders of the Investment Corporation may incur losses when unit prices decline in the market or when the amounts of distributions decline according to economic and interest rate circumstances, the balance of supply and demand for units, the real estate market environment, fluctuations in prices of and rent revenues from real estate properties under management, disaster, deterioration of the financial status of IIF, and other factors. For details, please see "Investment Risks" in the IIF Securities Report.

Asset Management Company: KJR Management  
(Financial Instruments Dealer, Director of Kanto Financial Bureau (Financial Instruments Dealer)  
Number 403, Member of The Investment Trusts Association, Japan)