

# Industrial & Infrastructure Fund Investment Corporation

December 9, 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 Issuance of Investment Corporation Bonds

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announces today that IIF has decided on the issuance of investment corporation bonds (the “Bonds”) as follows.

### 1. The issuance of the Bonds

#### (1) Overview of the Bonds

(1) Name	Industrial & Infrastructure Fund Investment Corporation The 8th Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds)
(2) Total amount to be issued	3,000 million yen
(3) Form of bond certificate	Subject to the provisions of the Act on Book-Entry Transfer of Company Bonds, Shares, etc. (Act No. 75 of 2001, as amended), IIF will not issue investment corporation bond certificates for the Bonds.
(4) Total amount to be paid in or minimum amount	100 yen per 100 yen of each Bond
(5) Redemption price	100 yen per 100 yen of each Bond
(6) Interest rate	0.420% per annum
(7) Denomination price	100 million yen
(8) Offering method	Public offering
(9) Subscription date	December 9, 2022 (Friday)
(10) Payment date	December 26, 2022 (Monday)
(11) Collateral	The Bonds are neither secured by mortgage nor guaranteed, and no asset is particularly reserved as security for the Bonds.
(12) Redemption date and method	The total amount will be redeemed on December 24, 2027.
(13) Interest payment date	June 26 and December 26 of every year
(14) Financial covenant	Negative pledge clause is attached.
(15) Rating	Japan Credit Rating Agency, Ltd. (JCR) : AA
(16) Fiscal agent, issuing agent and payment agent	MUFG Bank, Ltd.
(17) Underwriter	Mizuho Securities Co., Ltd. SMBC Nikko Securities Inc.

# Industrial & Infrastructure Fund Investment Corporation

## (2) The reasons for the issuance of the Bonds

To partially use the proceeds from the issuance of the Bonds for redemption of the 2nd Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds), which will mature on December 27, 2022 in order to diversify repayment dates and financing methods.

## (3) Amount of funds to be raised, use of the proceeds and scheduled timing of expenditure

### (a) Amount of funds to be raised (estimated net proceeds)

2,977 million yen

### (b) Specific use of funds and scheduled timing of expenditure

IIF will use the proceeds for part of the redemption of the 2nd Unsecured Investment Corporation Bonds (Special pari passu conditions among specified investment corporation bonds), which will mature on December 27. The difference between the amount of funds to be raised and the redemption amount will be covered by the funds raised through borrowings and other financing. In case of payment through financing, we will announce again when the amount, date, and method of the financing are determined.

## 2. IIF's Debt after the issuance (after December 26, 2022)

(Million yen)

	Before	After	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)	19,700 (5,000)	+3,000 (0)
Interest-bearing Debt in Total	208,283	211,283	+3,000

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

## 3. Future Outlook

The impact on the issuance and the repayment 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.

## 4. Others

For the risks associated with the Redemption of the Bonds, etc., please refer to "Investment Risk" stated in the 30th fiscal period Securities Report filed on October 27, 2022.

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: 81-3-5293-7090), 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.*