

October 15, 2021

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

Mitsubishi Corp.-UBS Realty Inc.

Representative: Katsuji Okamoto, President & CEO

Inquiries: Hidehiko Ueda,

Head of Industrial Division

TEL: +81-3-5293-7091

Notice Concerning GRESB Real Estate Assessment Results

Industrial and Infrastructure Fund Investment Corporation (“IIF”) hereby announces that it was designated by the GRESB Real Estate rating which is based on GRESB Overall Score and its quintile position relative to global participants as “four stars” (five-star scale) in 2021. IIF was also rated as “A”, the top rating in the GRESB Public Disclosure for the four consecutive years.

1. GRESB Evaluation

IIF has taken various initiatives and improvements regarding sustainability. The points evaluated in this year are as follows.

Points Evaluated

- Highest evaluation in “Leadership”, “Policies”, “Reporting”, “Stakeholder Engagement” and “Targets”
- Evaluation significantly higher than peer group average in “Data Monitoring & Review”



G R E S B

★ ★ ★ ★ ☆ 2021

2. About GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, more than 140 Investor Members (with more than \$47 trillion in assets under management) use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2021, 1,520 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

3. Our Actions Regarding Sustainability

IIF and its asset manager, Mitsubishi Corp. – UBS Realty Inc. (“MCUBS”) have proactively promoted sustainability initiatives for environment and entire society. In June 2021, IIF has established new CO₂ emissions reduction targets toward realization of carbon neutrality by 2050.

① MCUBS’s basic policy on sustainability

MCUBS, under the slogan of “Think bold today for a brighter tomorrow”, has proactively promoted sustainability initiatives for of environment and entire society.

Please refer to the site below for information on MCUBS actions on sustainability.

MCUBS Web Site: https://mc-ubs_sustainability.disclosure.site/en/

② IIF’s basic policy on sustainability

IIF has proactively promoted sustainability initiatives for environment and entire society through communications with stakeholders, strengthening of connection with local communities by initiatives for social contribution and environmental consciousness and reduction of environmental load of portfolio assets.

Please refer to the site below for information on IIF actions on sustainability.

IIF Web Site: https://iif-reit_sustainability.disclosure.site/en/

Reference information: Environmental certifications of the properties

IIF acquired environmental certification for its portfolio through sustainability activities.

Please refer to the site below for information on environmental certifications acquired by IIF.

IIF Web Site: https://iif-reit_sustainability.disclosure.site/en/themes/79/

IIF will take initiatives for reduction of environmental load and contribution to communities.

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 Mitsubishi Corp.-UBS Realty, Inc., asset manager for Industrial & Infrastructure Fund Investment Corporation.

Investor Relations: Telephone Number: 81-3-5293-7091 E-mail: iif-3249.ir@mc-ubs.com

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