

February 2, 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
Mitsubishi Corp.-UBS Realty Inc.
 Representative: Katsuji Okamoto, President & CEO
 Inquiries: Hidehiko Ueda,
 Head of Industrial Division
 TEL: +81-3-5293-7091

Notice Concerning Debt Financing (Determination of Interest Rate)

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announced today the applicable interest rate for new debt financing which was announced in the news release titled “Notice Concerning Debt Financing (Refinancing)” dated January 26, 2022, is determined as follows.

1. Determination of Interest Rate

Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate	Lender	Contract Execution Date	Scheduled Borrowing Date	Maturity Date	Remarks, Repayment Method
7.0 years	450	Fixed	0.37125%	Sumitomo Mitsui Trust Bank, Limited	January 26, 2022	February 4, 2022	January 31, 2029	Unsecured and unguaranteed, lump sum repayment
8.0 years	500		0.46550%	Sumitomo Mitsui Banking Corporation			January 31, 2030	
10.0 years	1,250		0.51000%	MUFG Bank, Ltd.			February 4, 2032	

2. Others

For the risks associated with the repayment, etc., please refer to “Investment Risk” stated in the 28th fiscal period Securities Report filed on October 28, 2021.

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 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.