

Industrial & Infrastructure Fund Investment Corporation

September 16, 2022

To all concerned parties:

Investment Corporation
Industrial & Infrastructure Fund Investment Corporation
(Tokyo Stock Exchange Company Code: 3249)
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URL: <https://www.iif-reit.com/english/>
Asset Management Company
KJR Management
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Notice Concerning Completion of Acquisition of Trust Beneficiary Right in Real Estate in Japan

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announces today that IIF has completed the acquisition as previously announced in the press releases titled “Notice Concerning Acquisition of Real Estate Trust Beneficiary Right and Amendment of Anticipated Acquisition Price 【IIF Yokkaichi Logistics Center (New Building and Existing Building)】” dated December 8, 2021, as outlined below.

1. Profile of the acquired asset

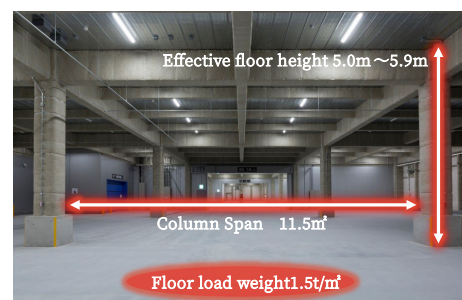
Property number	Property name	Type of asset	Acquisition price (million yen)	Completion of acquisition date
L-51	IIF Yokkaichi Logistics Center (New Building)	Trust beneficiary right in real estate	5,382	September 16, 2022

For details of the acquired asset above, please refer to the “Notice Concerning Acquisition of Real Estate Trust Beneficiary Right and Amendment of Anticipated Acquisition Price 【IIF Yokkaichi Logistics Center (New Building and Existing Building)】” dated December 8, 2021.

IIF Yokkaichi Logistics Center (New Building)
External View



Highly versatile building specifications for all types of cargo



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2. Overview of the acquired asset

Part of the asset overview was undetermined as of the date of press release published on December 8, 2021 since the Property was under construction. Upon the completion of the building, part of the information is confirmed as below. (Changes from the press release dated December 8, 2021 are underlined.)

Type of asset	Trust beneficiary right in real estate	Summary of building structure evaluation	Evaluator	Sompo Risk Management Inc.
Acquisition date	September 16, 2022		Evaluation date	November 29, 2021
Acquisition price	5,382 million yen		Immediate repair cost	- yen
Appraisal value	6,010 million yen		Short-term repair cost	- yen
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.		Long-term repair cost	159,940,000 yen (for 20 years)
Date of trust beneficiary rights set	September 16, 2022		Annualized average repair cost	7,997,000 yen (annualized average of 20 years)
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust period end	December 31, 2031			
Location	1340-8, Aza Yamagamidani, Tarusaka-cho, Yokkaichi-shi, Mie, Japan and others			
Land area	32,929.09 m ² (on the premise of IIF Yokkaichi Logistics Center (Existing Building))	Building structure / stories	<u>7-story steel-framed with alloy-plated steel sheet building</u>	
Zoning	Exclusive industrial area			
Floor area ratio/ building-to-land ratio	200%/60%			
Type of Possession	Ownership			
Earthquake PML	3.6%			
Collateral	None	Construction Completion	<u>August 31, 2022</u>	
Designer	KAJIMA CORPORATION Chubu branch First-class Architect Office	Gross floor area	<u>33,322.33 m²</u>	
Structure designer	KAJIMA CORPORATION Chubu branch First-class Architect Office			
Constructor	KAJIMA CORPORATION Chubu branch	Type of building	Warehouse	
Confirmation and Inspection Organization	Bureau Veritas Japan Co., Ltd.			
Special notes	None			

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.

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