

September 30, 2020

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  
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### **IIF to Complete Property Transaction:**

#### **Acquisition of IIF Shonan Health Innovation Park (60% co-ownership interest)**

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announced today that IIF has completed the acquisition of property that it planned to acquire as previously announced in the press releases titled “Notice Concerning Acquisition of Real Estate Trust Beneficiary Right 【IIF Shonan Health Innovation Park (3% co-ownership interest)】” dated June 12, 2020 and “IIF to Acquire and Lease Three Properties in Japan” dated July 27, 2020, as outlined below.

#### 1. Completion of Asset Acquisition

Property No.	Property name	Type of asset	Acquisition price (million yen)	Completion of acquisition date
F-22	IIF Shonan Health Innovation Park (60% co-ownership interest) <sup>(Note)</sup>	Trust beneficiary right in real estate	23,100 <sup>(Note)</sup>	September 30, 2020

(Note) IIF acquired 60% co-ownership interest in IIF Shonan Health Innovation Park on September 30, 2020 in total, as IIF Shonan Health Innovation Park (3% co-ownership interest) announced via the press release dated June 12, 2020, “Notice Concerning Acquisition of Real Estate Trust Beneficiary Right 【IIF Shonan Health Innovation Park (3% co-ownership interest)】” and IIF Shonan Health Innovation Park (57% co-ownership interest) announced via the press release dated July 27, 2020, “IIF to Acquire and Lease Three Properties in Japan” are acquired.

#### 2. Description of Leases Relating to Acquisition

Due to revisions of lease contracts with both Takeda Pharmaceutical and Lessee 1 after the date of press release published on July 27, 2020, total leased area with regard to these tenants has been slightly changed as below. (Changes from the press release dated July 27, 2020 are underlined.)

Tenant(s)	Date of Sales Contract Conclusion (As of July 27, 2020)		Date of Acquisition (As of September 30, 2020)	
	Number of tenant(s) <sup>(Note 1)</sup>	Total leased area (occupancy rate) <sup>(Note 2)</sup>	Number of tenant(s) <sup>(Note 1)</sup>	Total leased area (occupancy rate) <sup>(Note 2)</sup>
Takeda Pharmaceutical <sup>(Note 3)</sup>	1	<u>112,912.33</u> m <sup>2</sup> (91.9%)	1	<u>113,162.14</u> m <sup>2</sup> (91.9%)
Lessee 1	1	- (Note 4)	1	- (Note 4)
Lessee 1	1	- (Note 4)	1	- (Note 4)
Lessee 1	1	- (Note 4)	1	- (Note 4)
Lessee 1	1	- (Note 4)	1	- (Note 4)
Lessee 1	1	- (Note 4)	1	- (Note 4)

Lessee 2	1	– (Note 4)	1	– (Note 4)
Lessee 3	1	– (Note 4)	1	– (Note 4)
Total	8	<u>122,906.2953</u> m <sup>2</sup> (100%)	8	<u>123,162.7953</u> m <sup>2</sup> (100%)

- (Note 1) The number of tenants is based on the number of the building lease contract terms stipulated in each lease contract.
- (Note 2) IIF acquired 60% co-ownership interest in this property. However, “total leased area (occupancy rate)” described in the above table represents the entire property.
- (Note 3) Regarding this lease contract, Takeda Pharmaceutical sublets, in a form of master-lease, part of the leased area. The subleased area is 34,008.75m<sup>2</sup> and is included in the above total leased area for Takeda Pharmaceutical.
- (Note 4) IIF has not obtained the necessary permission from the lessees to disclose this information.
- (Note 5) For “Annual rent” as of September 30, 2020, the total has not been changed from the information disclosed as of July 27, 2020.

### 3. Anticipated Acquisition

Property No.	Property name	Type of asset	Anticipated acquisition price (million yen)	Anticipated acquisition date
F-23	IIF Ichihara Manufacturing Center ( <i>land with leasehold interest</i> )	Trust beneficiary right in real estate	15,910	October 5, 2020

### 4. Completed Acquisition

Property No.	Property name	Type of asset	Acquisition price (million yen)	Completion of acquisition date
L-50	IIF Shonan Logistics Center	Trust beneficiary right in real estate	7,380	August 12, 2020

For details, please refer to “Notice Concerning Acquisition of Real Estate Trust Beneficiary Right 【IIF Shonan Health Innovation Park (3% co-ownership interest)】” dated June 12, 2020 and “IIF to Acquire and Lease Three Properties in Japan” dated July 27, 2020

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 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 IIF.

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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.*