

November 25, 2020

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.**

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**Notice Concerning GRESB Real Estate Assessment Results:**

**IIF Designated as the Highest Rank “Five Stars”**

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 the highest rank “five stars” (five-star scale) in 2020. IIF also received a “Green Star” designation for the eight consecutive years by achieving high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of properties owned. IIF was also rated as “A”, the top rating in the GRESB Public Disclosure for the three consecutive years.

1. GRESB Evaluation

Since IIF’s first GRESB participation in 2013, IIF has been continuously monitoring energy consumption and CO2 emission of the properties in the portfolio. Also, IIF has been reducing its environmental load by installing LED lighting and upgrading air conditioning system using ESCO (Energy Service Companies) business <sup>(note)</sup>. All of the efforts were highly valued in GRESB 2020 assessment.

IIF was also highly evaluated owing to the sustainability disclosure on the website and the set of KPIs for each target since this year.



Points Evaluated

- Establishment of the sustainability policy and set of the targets and KPIs for environmental tasks
- Measurement and management of the energy consumption of the properties
- Proactive disclosure with regard to sustainability such as website
- Implementation of sustainability measures in cooperation with customers
- Initiatives for improving tenant satisfaction
- Initiatives for improving employee health and comfort

(note) ESCO business is a type of energy conservation business which covers the utility expenses by the cost of energy saving renovation (construction cost, interest, fee to ESCO service provider).

## 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 100 Investor Members 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 2020, 1,229 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”) share the view on sustainability and continue to make efforts regarding environmental initiatives.

### ① MCUBS's basic policy on sustainability

MCUBS, under the slogan of “Think bold for brighter tomorrow”, will continue to implement measures for sustainability and make contributions to society as a whole.

As one of those efforts, we expressed support to the Recommendations published in June 2017 by the Task Force on Climate-related Financial Disclosures (TCFD) in August 2019.

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

MCUBS Web Site: <https://www.mc-ubs.com/english/sustainability/index.html>

### ② IIF's basic policy on sustainability

IIF will continue to make efforts regarding environmental initiatives through the communications with stakeholders, social contribution to strengthen ties with local communities, and by working to reduce environmental load of the properties in the portfolio.

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

IIF Web Site: <https://www.iif-reit.com/english/sustainability/index.html>

### 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://www.iif-reit.com/english/sustainability/environment/index.html>

IIF will continue to conduct operations giving consideration to environment and social responsibility.

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.

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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.*