

### **Notice Concerning Debt Financing (Determination of Interest Rate)**

Industrial & Infrastructure Fund Investment Corporation ("IIF") announced today the applicable interest rate for Debt 8 which had not been determined at the time of press release titled "Notice Concerning New Debt Financing and Refinancing Associated with Early Repayment" released on January 24, 2017.

#### 1. Determination of interest rate

	Borrowing Period	Amount (million yen)	Fixed / Float	Interest Rate	Lender	Contract Date	Borrowing Date (planned)	Repayment Date	Remarks, Repayment Method
Debt 8	8.5 years	1,600	Fixed	0.485%	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Jan. 24, 2017	Feb. 17, 2017	Aug. 15, 2025	Unsecured and non-guaranteed, lump sum repayment

#### 2. Future Outlook

The impact of the determination of the interest rate for Debt 8 on our forecasts of our operating results and distributions for the fiscal periods ending July 31, 2017 (20th) and January 31, 2018 (21st) is marginal, therefore, there is no change in such forecasts.

**About IIF:** Industrial & Infrastructure Fund Investment Corporation ("IIF") is the first J-REIT to focus 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 <http://www.iif-reit.com/english/>

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