

April 24, 2019

To all concerned parties:

Investment Corporation

**Industrial & Infrastructure Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 3249)

Representative: Yasuyuki Kuratsu, Executive Director

URL: <https://www.iif-reit.com/english/>

Asset Management Company

**Mitsubishi Corp.-UBS Realty Inc.**

Representative: Katsuji Okamoto, President &amp; CEO

Inquiries: Hidehiko Ueda,  
Head of Industrial Division

TEL: +81-3-5293-7091

### Notice Concerning Change of Tenant (Conclusion of New Lease Contract)

#### 【IIF Yokohama Tsuzuki Logistics Center】

Industrial & Infrastructure Fund Investment Corporation (“IIF”) announced today that the new lease contract for IIF Yokohama Tsuzuki Logistics Center (the “Property”) has been executed as outlined below.

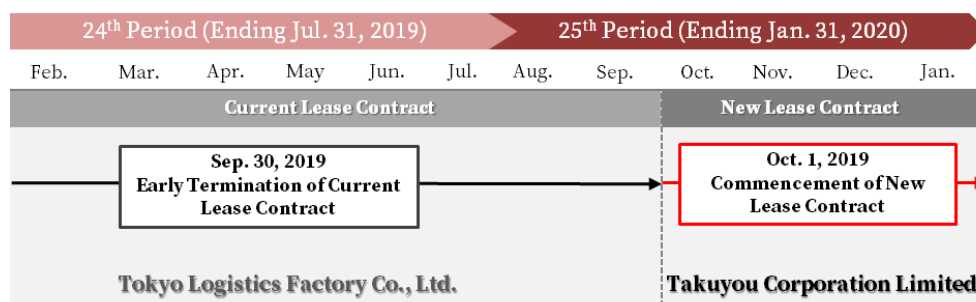
#### 1. Summary

IIF today executed a new 15-year lease contract of building with Takuyou Corporation Limited, a new tenant. The commencement date of this lease is October 1, 2019.

#### Key Point

**Improvement of profitability by finding new tenant without any vacancy**

#### 【Schedule】



#### 【Changes to the Major Indices】

	Before		After
NOI Yield <sup>(Note 1)</sup>	6.7%	Improvement of Profitability	6.9% (+0.2%)
NOI Yield after Depreciation <sup>(Note 2)</sup>	5.9%		6.1% (+0.2%)

(Note 1) NOI Yield =  $\text{NOI} \div \text{Acquisition Price}$

(Note 2) NOI Yield after Depreciation =  $(\text{NOI} - \text{Depreciation}^{**}) \div \text{Acquisition Price}$

\*NOI is calculated by annualizing the actual result of 23<sup>rd</sup> Period (ending January 31, 2019) for before new lease and, for after new lease by annualizing the estimated NOI based on the new lease contract.

\*\*Depreciation is calculated by annualizing the actual result of 23<sup>rd</sup> Period (ending January 31, 2019) for before new lease and, for after new lease, by annualizing the estimated depreciation amount.

## 2. Summary of New Lease Contract

Tenant Name	Takuyou Corporation Limited
Property Name	IIF Yokohama Tsuzuki Logistics Center
Leased Area	9,615.82 m <sup>2</sup>
Percentage in Leasable Area of the Property	100% (Note 1)
Percentage in Total Leasable Area of IIF	0.6% (Note 2)
Rent	Not disclosed (Note 3)
Tenant Leasehold/ Security Deposit	Not disclosed (Note 3)
Execution Date of Contract	April 24, 2019
Contract Type	Ordinary lease contract
Contract Term	15 years (From October 1, 2019 until September 30, 2034)
Rent Revision	Lessor and lessee shall consult regarding rent revision every five years, when significant changes in economic conditions and market rent etc. occur and it is deemed that the current rent is not reasonable for lessor and lessee.
Cancellation before Maturity	The lessee can terminate the contract within 10 years (until September 30, 2029) by notifying the lessor at least one year prior to the scheduled date of termination. In this case, the lessee must pay the relevant amount of rent for the remaining period until September 30, 2024, (if the scheduled date of termination is before September 30, 2024) or until September 30, 2029 (if the scheduled date of termination is on or after October 1, 2024 and before September 30, 2029). After 10 years, the lessee can terminate the contract by notifying the lessor at least one year prior to the scheduled date of termination.

(Note1) The leasable area of the property is to be changed to 9,615.82 m<sup>2</sup> from the present 9,464.03 m<sup>2</sup> after the commencement of the new contract on October 1, 2019.

(Note 2) "Percentage in Total Leasable Area of IIF" is based on the total leasable area of IIF as of January 31, 2019.

(Note 3) Tenant has not agreed to disclose the rent and tenant leasehold/security deposit.

## 3. Background of the New Lease Contract

IIF has received a cancellation notification from the current tenant, Tokyo Logistics Factory Co., Ltd. as announced on March 29, 2019, in the press release titled "Notice Concerning Cancellation of Lease Contract 【 IIF Yokohama Tsuzuki Logistics Center 】". Taking into consideration the locational characteristics and building specifications of the property, IIF targeted companies in wide range of sectors for leasing activity. By leveraging decent relationships with its tenants, IIF had captured extension needs of Takuyou Corporation Limited, the current tenant of IIF Misato Logistics Center, which is in need of business expansion within Kanagawa area, and made direct leasing proposal. As a result, a new lease contract with Takuyou Corporation Limited has been concluded without having any vacancy.

Takuyou Corporation Limited is a logistics company that has distribution bases in Kanto region, and operates a wide range of businesses, including warehousing and distribution, construction, and office relocation consulting.

## 4. Future Outlook

As the scheduled commencement date of contract is October 1, 2019, there will be no impact to IIF's operating result for the fiscal period ending July 2019 (The 24th period: February 1, 2019 to July 31, 2019) and our forecasts remain unchanged.

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](mailto: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.*