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To all concerned parties:

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Notice Concerning Obtainment of
“Building-Housing Energy-efficiency Labeling System (BELS)” Certification







Industrial & Infrastructure Fund Investment Corporation (“IIF”) announced today that it has received “Building-Housing Energy-efficiency Labeling System (BELS)” certification for three properties (IIF Kashiwa Logistics Center, IIF Atsugi Logistics Center III, and IIF Shinagawa IT Solution Center) on January 5, 2018. Among the three properties, IIF Kashiwa Logistics Center received the highest BELS rating of five stars.

1. Overview of the BELS

BELS certification, whose evaluation standards were established on April 2014 by the Ministry of Land, Infrastructure, Transport and Tourism, is a public evaluation system which evaluates the energy conservation performance of non-residential buildings. Third party institutions evaluate the performance of buildings from various points of view, regardless of whether the building is new or existing, and the evaluation result is represented by the number of stars (from one “★” to five stars “★★★★★”).

BELS certification, which is the first public evaluation system specific to energy conservation performance in Japan, is expected to promote further improvements in energy conservation performance of non-residential buildings as well as providing appropriate information regarding energy conservation performance of buildings.

2. BELS Certified Properties

Property	IIF Kashiwa Logistics Center	IIF Atsugi Logistics Center III	IIF Shinagawa IT Solution Center
Location	Kashiwa, Chiba	Atsugi, Kanagawa	Shinagawa, Tokyo
Measures	<p><u>LED installation</u></p> 	<p><u>LED installation</u></p> 	<p><u>LED installation and update of air conditioning equipment</u></p> 
Evaluation	 <p>この建物のエネルギー消費量 68 %削減 <small>2018年1月5日交付 国土交通省告示に基づく第三者認証</small></p>	 <p>この建物のエネルギー消費量 3 %削減 <small>2018年1月5日交付 国土交通省告示に基づく第三者認証</small></p>	 <p>この建物のエネルギー消費量 13 %削減 <small>2018年1月5日交付 国土交通省告示に基づく第三者認証</small></p>

3. Our Actions towards Sustainability

IIF and its asset management company, Mitsubishi Corp.-UBS Realty Inc. (the “MC-UBS”), share the view on sustainability and continue to make efforts to obtain environmental certification.

IIF was designated by the GRESB (Global Real Estate Sustainability Benchmark) Real Estate Assessment as “Green Star”, the highest rank, for five consecutive years since its first participation in 2013. In addition, some of the properties in our portfolio has received DBJ Green Building certification and CASBEE certification. For more information, please see our websites below.

-MC-UBS’s website

“Sustainability” (<http://www.mc-ubs.com/english/sustainability/>)

-IIF’s website

“Sustainability” (<http://www.iif-reit.com/english/structure/csr.html>)

IIF will continue to take environmentally friendly measures to reduce its environmental footprint by implementing environmental, energy-saving and energy efficient measures in its properties.

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 <http://www.iif-reit.com/english/>

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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.