

Notice Concerning Debt Financing (Determination of Interest Rate)

Industrial & Infrastructure Fund Investment Corporation ("IIF") announced today the applicable interest rates on its debt for the three months through the end of September 2008, as outlined below.

Lender	Amount Outstanding	Interest Rate (Note 1)	Borrowing Date	Repayment Date (Note 2)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	15,000 (millions of yen)	1.144170% (July 1, 2008~ September 30, 2008)	October 19, 2007	October 20, 2008
Mitsubishi UFJ Trust and Banking Corporation				
The Sumitomo Trust & Banking Co., Ltd.				
Aozora Bank, Ltd.				
The Chuo Mitsui Trust and Banking Co., Ltd.	15,000 (millions of yen)	1.184170% (July 1, 2008~ September 30, 2008)	October 19, 2007	October 19, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd.				
Mitsubishi UFJ Trust and Banking Corporation				
The Sumitomo Trust & Banking Co., Ltd.				
Aozora Bank, Ltd.	40,000 (millions of yen)	1.194170% (July 1, 2008~ September 30, 2008)	February 29, 2008	February 27, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.				
Mitsubishi UFJ Trust and Banking Corporation				
The Sumitomo Trust & Banking Co., Ltd.				
Aozora Bank, Ltd.				

(Note 1) Interest rates for the period commencing October 1, 2008 will be determined on September 26, 2008.

(Note 2) Interest payments are due in March, June, September, December and on the principal repayment date, and principal repayment (or partial payment) can be made on the interest payment due dates.

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 more diverse portfolio of properties, including manufacturing and research and development facilities. Please refer to our website at <http://www.iif-reit.com/english/index.html>

Investor Relations: For the further information relating to this press release as well as the Fund and its Asset Manager, please feel free to contact Mr. Naoshi Ogikubo (Telephone Number: 81-3-5293-7091), Head of Industrial Division at Mitsubishi Corp.-UBS Realty, Inc., Asset Manager for Industrial & Infrastructure Fund Investment Corporation.