

## **IIF to Postpone the Date of Acquisition of IIF Shinsuna Data Center, Tokyo**

Industrial & Infrastructure Fund Investment Corporation ("IIF") announced today that we decided to enter into a memorandum of understanding to change the agreement to acquire IIF Shinsuna Data Center, including postponing the date of acquisition, as outlined below. The agreement was originally announced in the press release "IIF to Acquire Property in Shinsuna, Tokyo" dated June 27, 2008.

### 1. Reason for changing the contract

IIF planned to acquire this property in about July 2010, based on a contract the "Transaction Contract" signed on June 27, 2008 with the owner, the limited liability company Industrial Shinsuna LLC (the "Seller") (see note).

As the date of the planned acquisition of this property was approaching, we carefully considered the effect that this transaction would have on our current portfolio and strategy for improvement in the future, and the way this property would fit in that strategy. As a result, we intend to enter into a changed contract with the Seller on July 21, 2010 to postpone the date of acquisition, as mentioned in "2. Description of the changed contract".

We believe this property is a highly competitive data center in the Tokyo metropolitan area, and it is suitable for our investment policy. After implementing our current strategy for portfolio improvement, we intend to acquire this property at amore appropriate time.

Note: Mitsubishi Corporation, the parent company of the asset manager IIF, has a silent partnership interested in the limited liability company Industrial Shinsuna LLC, which is a special purpose company.

### 2. Description of the contract changes

The contract will be changed is as follows:

#### 1) Date of entering into the changed contract

July 21, 2010 (scheduled)

#### 2) Change to the due date of transaction

The date of transaction is at the end of September 2013 or an earlier date that we and the Seller mutually agree on.

#### 3) Sales activities to third parties

The Seller can sell this property to a third party other than IIF before September 2013. However, if the seller tries to sell this property to a third party, IIF has the right to acquire this property, for a price higher than the price that the third party offers, but in no case lower than the price specialized in the

Transaction Contract.

In addition, if the Seller sells the property to a third party other than IIF at a price below that in the Transaction Contract, the Seller shall not have any right to demand that IIF pay the difference between the transaction price of this property as stated in the Transaction Contract and the price the third party pays.

### 3. Future outlook for IIF

This matter has no effect on the operating results of IIF.

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/index.html>

Contacts: For further information relating to this press release as well as the Fund and its Asset Manager, please feel free to contact Mr. Yoshito Nishikawa (Telephone: 81-3-5293-7090), Head of the Industrial Division at Mitsubishi Corp.-UBS Realty, Inc., [Asset Manager for Industrial & Infrastructure Fund Investment Corporation](#).

Investor Relations: Telephone: 81-3-5293-7091

---

*This material is for informational purposes only, and the Japanese language release should be referred to as the original.*