

Notice Concerning Debt Financing (Determination of Interest Rate)

Industrial & Infrastructure Fund Investment Corporation ("IIF") announced today the applicable interest rates on its debt, as outlined below.

Lender	Amount Outstanding	Interest Rate	Applicable Term	Borrowing Date	Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	14,000 (million yen)	0.812310%	July 31, 2010 - August 31, 2010	February 26, 2010	February 28, 2011
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					

(Note) Interest rate after the period will be announced as soon as it is determined.

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 the 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 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

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