



First Fiscal Period Results
(March 26, 2007 – December 31, 2007)

INDUSRIAL&INFRASTRUCTURE FUND INVESTMENT CORPORATION
BALANCE SHEETS
As of December 31

December 31,2007
(JPY in Millions)

ASSETS

Current assets:

Cash and cash equivalents	4,227
Rental receivables	10
Consumption tax refundable	1,522
Prepaid expenses and other assets	49
<i>Total current assets</i>	<u>5,807</u>

Non-current assets:

Property and equipment, at cost:

Land	36,940
Buildings	29,531
Building improvements	606
	<u>67,078</u>
Less: Accumulated depreciation	(258)
<i>Total non-current assets</i>	<u>66,820</u>

Other assets:

Deposits	10
Long-term prepaid expenses	95
Capital issuance costs	189
<i>Total other assets</i>	<u>294</u>

TOTAL ASSETS	<u><u>72,921</u></u>
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Note: The sum may not equal the total due to rounding.

INDUSTRIAL&INFRASTRUCTURE FUND INVESTMENT CORPORATION
BALANCE SHEETS
As of December 31

December 31,2007
(JPY in Millions)

LIABILITIES

Current liabilities:

Short-term debt	15,000
Rent received in advance	359
Accrued expenses and other liabilities	234
<i>Total current liabilities</i>	<u>15,593</u>

Non-current liabilities:

Long-term debt	15,000
Tenant leasehold and security deposits	5,460
Other non-current liabilities	155
<i>Total non-current liabilities</i>	<u>20,615</u>

TOTAL LIABILITIES	<u>36,208</u>
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NET ASSETS

Unitholders' capital, 4,000,000 units authorized 79,035 units (as of December 31, 2007) issued and outstanding	36,529
Retained earnings	184
TOTAL NET ASSETS	<u>36,713</u>

TOTAL LIABILITIES AND NET ASSETS	<u><u>72,921</u></u>
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Note: The sum may not equal the total due to rounding.

INDUSTRIAL & INFRASTRUCTURE FUND INVESTMENT CORPORATION
STATEMENTS OF INCOME AND RETAINED EARNINGS
For the Ten Months Ended
December 31, 2007

	<u>March 26, 2007 to</u> <u>December 31, 2007</u> <u>(JPY in Millions)</u>
Operating revenues	
Rental and other operating revenues	806
	806
Operating expenses	
Property-related expenses	281
Asset management fees	89
Custodian fees	3
General administration fees	9
Other	41
	424
Operating income	382
Non-operating revenues	
Non-operating revenues	4
Non-operating expenses	
Interest expense	68
Amortization of offering costs	17
Organization costs	100
Other non-operating expenses	16
	185
Income before income taxes	185
Income taxes	2
Net income	184

Note: The sum may not equal the total due to rounding.

INDUSTRIAL&INFRASTRUCTURE FUND INVESTMENT CORPORATION
STATEMENTS OF CASH FLOWS
For the Ten Months Ended
December 31,2007

March 26, 2007 to
December 31, 2007
(JPY in Millions)

Cash Flows from Operating Activities:

Income before income taxes	185
Adjustments to reconcile income before income taxes to net cash provided by operating activities:	
Depreciation	258
Interest expense	68
Amortization of capital issuance costs	17
Consumption tax refundable	(1,522)
Accounts payable	106
Rent received in advance	359
Accrued expenses and other liabilities	4
Other non-current liabilities	155
Other, net	(181)
Net cash provided by operating activities	(551)

Cash Flows from Investing Activities:

Purchases of property and equipment	(67,005)
Proceeds from (payment of) tenant leasehold and security deposits	5,460
Proceeds from (payment of) deposits and others	(10)
Net cash used in investing activities	(61,555)

Cash Flows from Financing Activities:

Proceeds from short-term debt	15,000
Proceeds from long-term debt	15,000
Proceeds from issuance of investment units	36,333
Net cash provided by financing activities	66,333

Net change in cash and cash equivalents

4,227

Cash and cash equivalents at beginning of period

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Cash and cash equivalents at end of period

4,227

Note: The sum may not equal the total due to rounding.

Property Portfolio Summary 1

<u>Name of Property</u>	<u>Year(s) Built</u>	<u>Location of Property</u>	<u>Date Acquired</u>	<u>Ownership %</u>	<u>Acquisition Price (JPY in Millions)</u>	<u>Appraisal Value as of December 31, 2007(JPY in Millions)</u>	<u>% of Total Portfolio</u>
Industrial Properties							
IIF Shinonome Logistics Center	2006	Koto Ward, Tokyo	19-Oct-07	53	13,700	15,000	21.1%
IIF Musashi Murayama Logistics Center	2003	Musashimurayama,Tokyo	19-Oct-07	100	8,000	8,580	12.1%
IIF Funabashi Logistics Center	2007	Funabashi,Chiba	19-Oct-07	100	9,000	10,400	14.6%
IIF Noda Logistics Center	2006	Noda, Chiba	19-Oct-07	100	6,500	7,110	10.0%
IIF Shinsuna Logistics Center	1998	Koto Ward, Tokyo	19-Oct-07	100	5,300	5,790	8.1%
IIF Atsugi Logistics Center	2005	Atsugi, Kanagawa	19-Oct-07	100	2,100	2,300	3.2%
IIF Koshigaya Logistics Center	1985	Koshigaya, Saitama	19-Oct-07	100	2,000	2,190	3.1%
IIF Nishinomiya Logistics Center	1997	Nishinomiya, Hyogo	19-Oct-07	100	1,300	1,510	2.1%
subtotal					47,900	52,880	74.3%
Infrastructure Property							
IIF Kobe District Heating and Cooling Center	1990	Kobe,Hyogo	19-Oct-07	100	18,100	18,300	25.7%
subtotal					18,100	18,300	25.7%
Grand Total					66,000	71,180	100.0%

Note: The sum may not equal the total due to rounding.

Property Portfolio Summary 2

<u>Name of Property</u>	<u>Number of Tenants</u>	<u>Net Book Value as of December 31, 2007 (JPY in Millions)</u>	<u>Leasable Space (sq. m.)</u>	<u>Leased Area (sq. m.)</u>	<u>Occupancy Rate as of December 31, 2007</u>	<u>Rental Revenue in 1st Fiscal Period (JPY in Millions)</u>	<u>% of Total Revenue</u>
Industrial Properties							
IIF Shinonome Logistics Center	1	13,811	27,493.29	27,493.29	100.0%	160	19.9%
IIF Musashi Murayama Logistics Center	1	8,039	40,884.25	40,884.25	100.0%	112	13.8%
IIF Funabashi Logistics Center	2	9,025	42,336.00	42,336.00	100.0%	135	16.7%
IIF Noda Logistics Center	2	6,542	38,828.10	38,828.10	100.0%	96	11.9%
IIF Shinsuna Logistics Center	1	5,354	5,741.75	5,741.75	100.0%	66	8.2%
IIF Atsugi Logistics Center	1	2,113	10,959.68	10,959.68	100.0%	30	3.8%
IIF Koshigaya Logistics Center	1	2,020	10,113.50	10,113.50	100.0%	30	3.7%
IIF Nishinomiya Logistics Center	1	1,318	10,608.00	10,608.00	100.0%	24	3.0%
subtotal	10	48,221	186,964.57	186,964.57	100.0%	653	81.0%
Infrastructure Property							
IIF Kobe District Heating and Cooling Center	1	18,599	11,189.36	10,936.16	97.7%	153	19.0%
subtotal	1	18,599	11,189.36	10,936.16	97.7%	153	19.0%
Grand Total	11	66,820	198,153.93	197,900.73	99.9%	806	100.0%

Note: The sum may not equal the total due to rounding.