



**Industrial & Infrastructure Fund
Investment Corporation**

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



Investor Presentation for the June 2012 (10th) Period



Mitsubishi Corp UBS Realty

Ticker

3249

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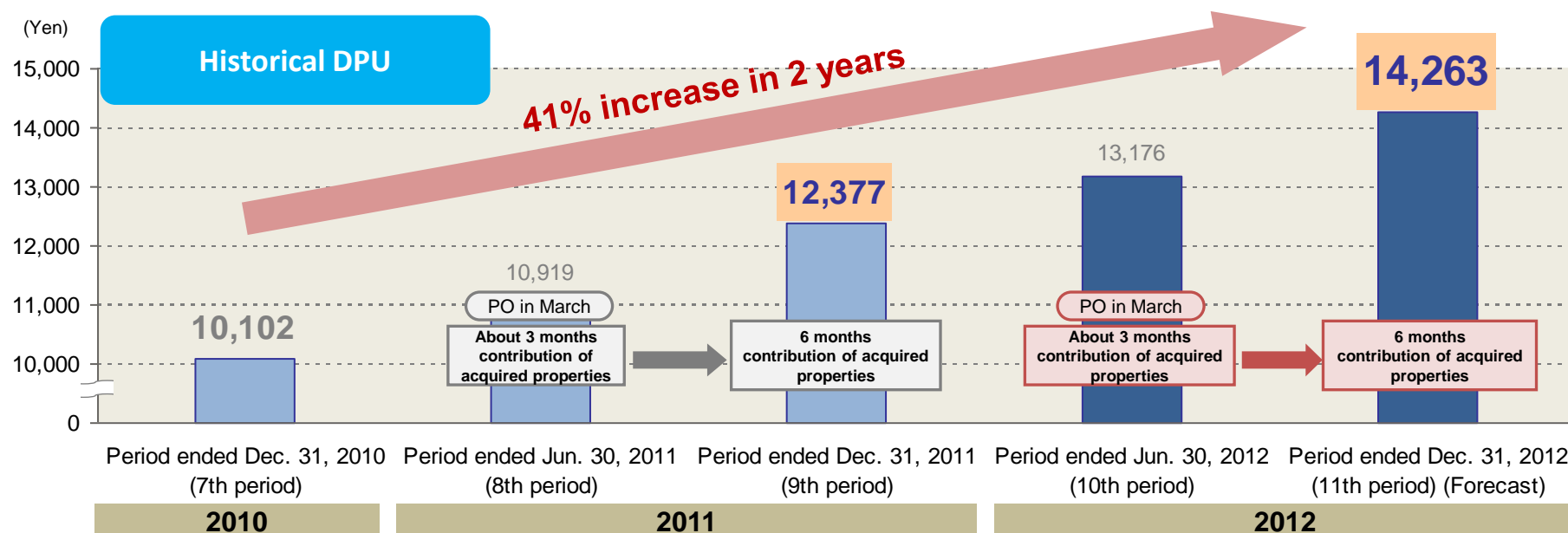
1. Executive Summary: Our Growth Path

Executive Summary ①: Operating Results and Forecast (announced on Aug. 8, 2012)

The external growth fueled by 2 consecutive years PO, led to 4 consecutive periods revenue/income growth with 41% increase DPU

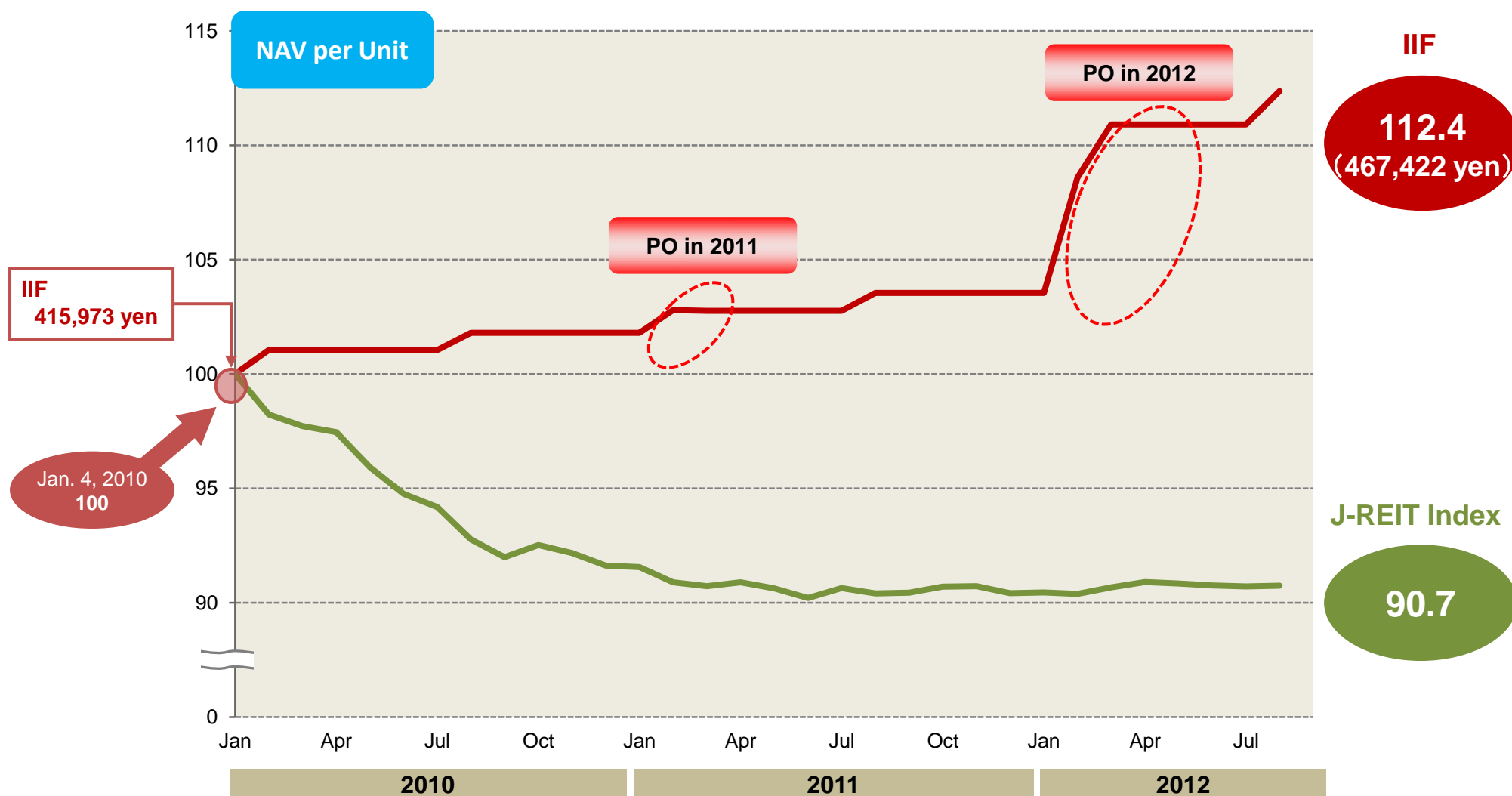
Aug. 8, 2012
Upward Revision

	Jul – Dec, 2010 (7 th Period)	Jan – Jun, 2011 (8 th Period)	Jul – Dec, 2011 (9 th Period)	Jan – Jun, 2012 (10 th Period)	Jul – Dec, 2012 (11 th Period) (Forecast)
Gross Revenue (million yen)	2,962 (100.0)	3,295 (111.3)	3,526 (119.0)	4,458 (150.5)	5,021 (169.5)
Net Income (million yen)	798 (100.0)	1,022 (128.1)	1,158 (145.2)	1,852 (232.1)	2,005 (251.2)
Units Outstanding (unit)	79,035 (100.0)	93,632 (118.5)	93,632 (118.5)	140,632 (177.9)	140,632 (177.9)
Dividend per Unit (yen)	10,102 (100.0)	10,919 (108.1)	12,377 (122.5)	13,176 (130.4)	14,263 (141.2)
Number of Properties	11	16	16	22	22
Total Acquisition Price (million yen)	96,900	108,240	108,240	145,514	145,514



Executive Summary ②: NAV per Unit Trend (Jan. 2010 - Aug. 2012)

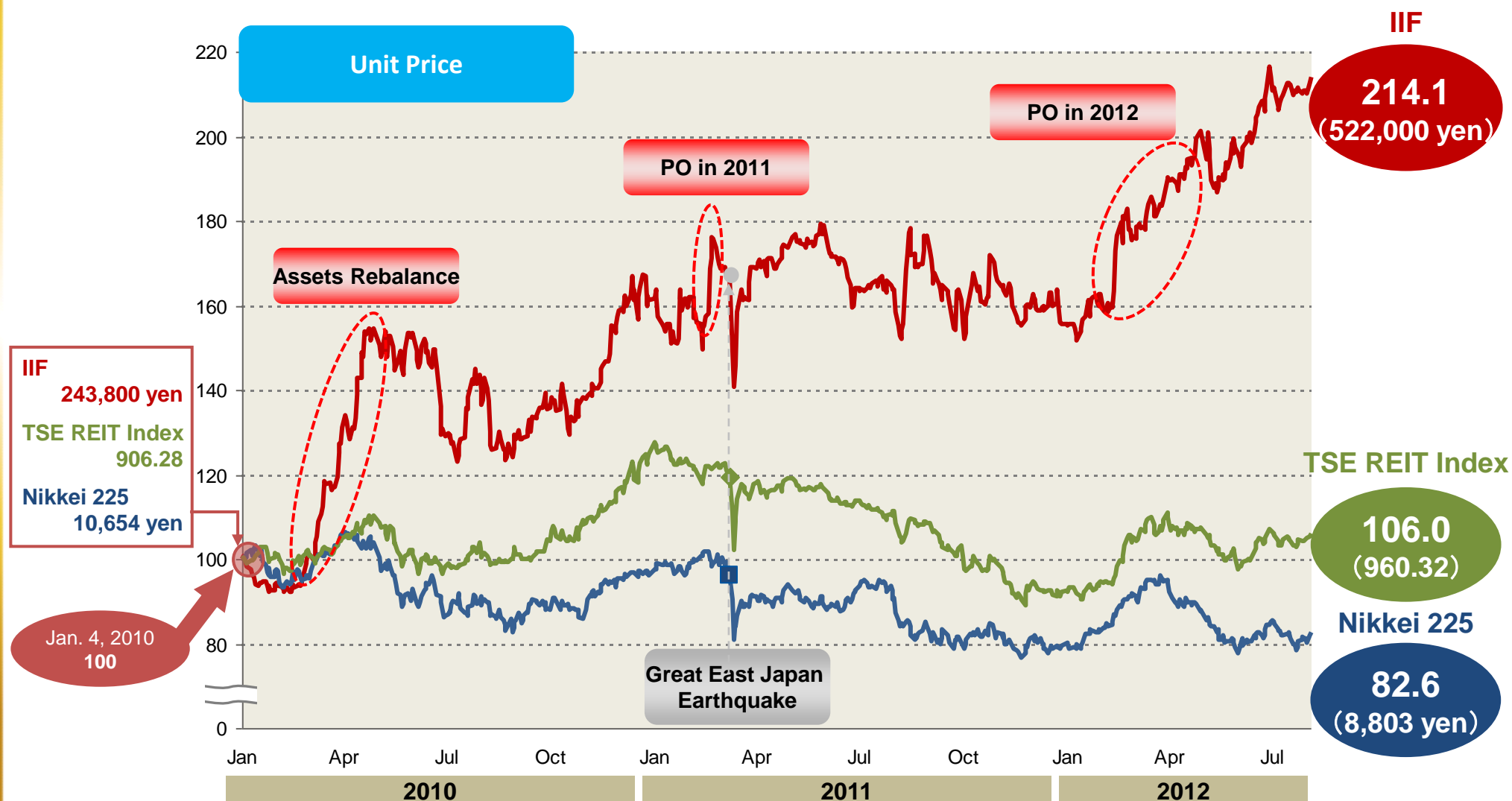
Achieving Steady Growth of NAV (+12.4%) by the acquisition of Properties with unrealized gain



(Note) Left axis describes relative NAV per unit trends which the price and index at the end of Jan. 2010 is set as 100%
 (Source) The data is based on other J-RIET's disclosed information

Executive Summary ③: Recent Unit Price Trend (Jan. 4, 2010 – Aug. 7, 2012)

Unit Price up by 2.1x Reflecting Robust Growth in Dividends and NAV from 2 consecutive years PO



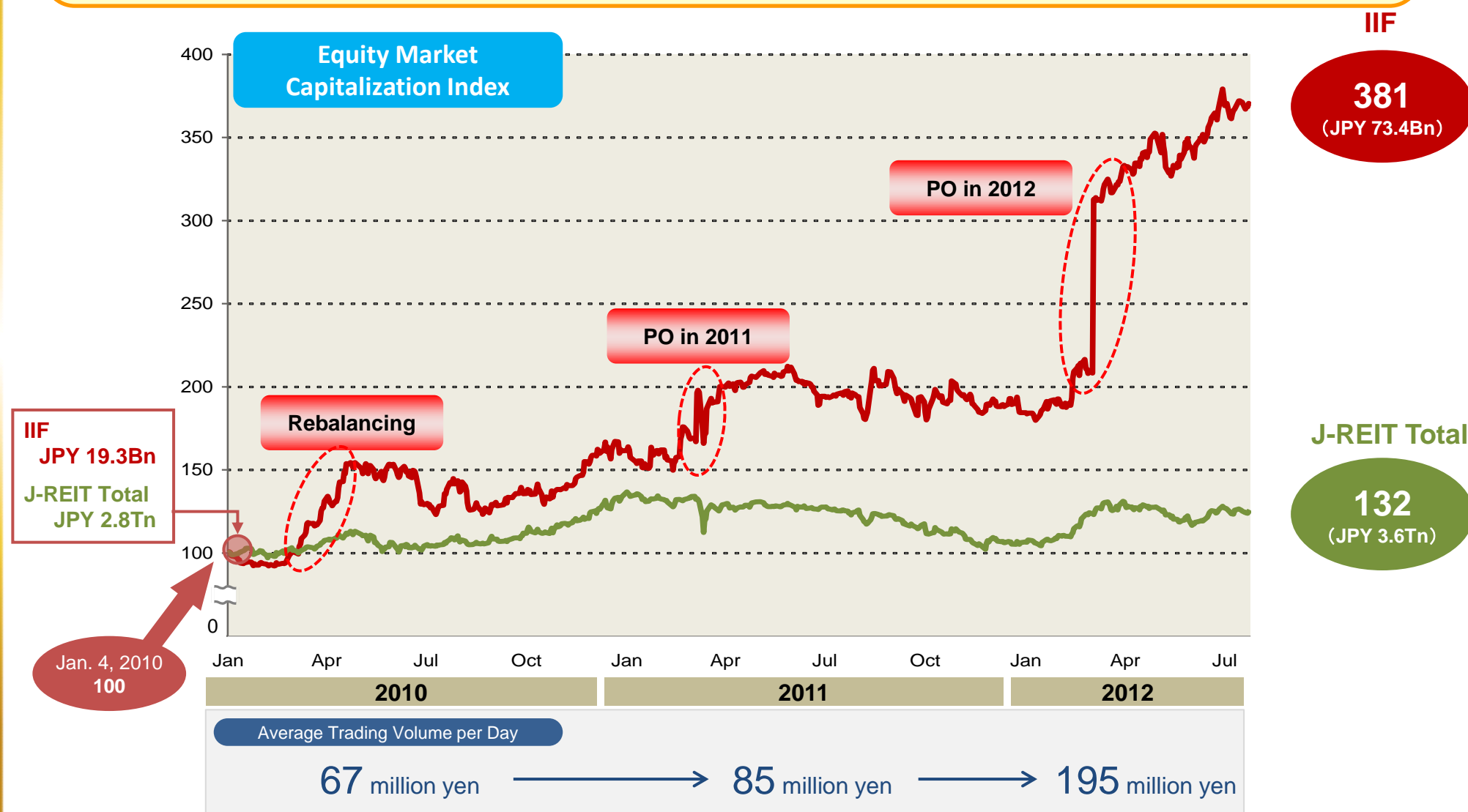
(Note 1) All indexes are based on closing prices

(Note 2) Left axis describes relative unit price trends which the closing price on Jan. 4, 2010 is set as 100%

(Source) Bloomberg

Executive Summary ④: Market Capitalization Trend (Jan. 4, 2010 – Aug. 7, 2012)

The PO in 2 consecutive years and Rally in Unit Price Resulted in 3.8x Market Capitalization



(Note 1) All indexes are based on closing prices

(Note 2) Left axis describes relative market capitalization trends which the closing price on Jan. 4, 2010 is set as 100% (excludes issuers listed in 2012)

(Source) Bloomberg

2. Highlights of 10th Period

Highlights of the 10th Period: What We Have Done and Accomplished

Key Measures

Public Offering

Successfully raised **JPY 19.6Bn** through our first global offering, adding **6 properties** in total of **JPY 37Bn** to our portfolio

Full Occupancy - 100%

Atsugi LC: Leased to new tenant with zero downtime
Kobe DHC: Existing tenant's expansion fills up the leasable space
↓
The entire portfolio has reached **full occupancy**

Refinance of Subordinated Loans

10th Period: **JPY 2Bn**
11th Period: **Remaining balance to be refinanced**

Announced on Aug. 8, 2012

Increase in Dividend per Unit

10th Period (A) : **+JPY 522**
(compared to forecast)
11th Period (E): **+JPY 503**
(compared to forecast)

Outlook Improved

"Stable"
↓
"Positive"

(Jan. 18) (From Feb. 15 to Mar. 26) (Apr. 2) (Apr. 27) (Jun. 18) (Jun. 25)

AA-

Receive the rating from JCR

Deal of the Year

Double award winner from 「Thomson Reuters」 and 「Capital eye」

All-time High

IIF's unit price has hit an **all time high** and has kept the momentum since then

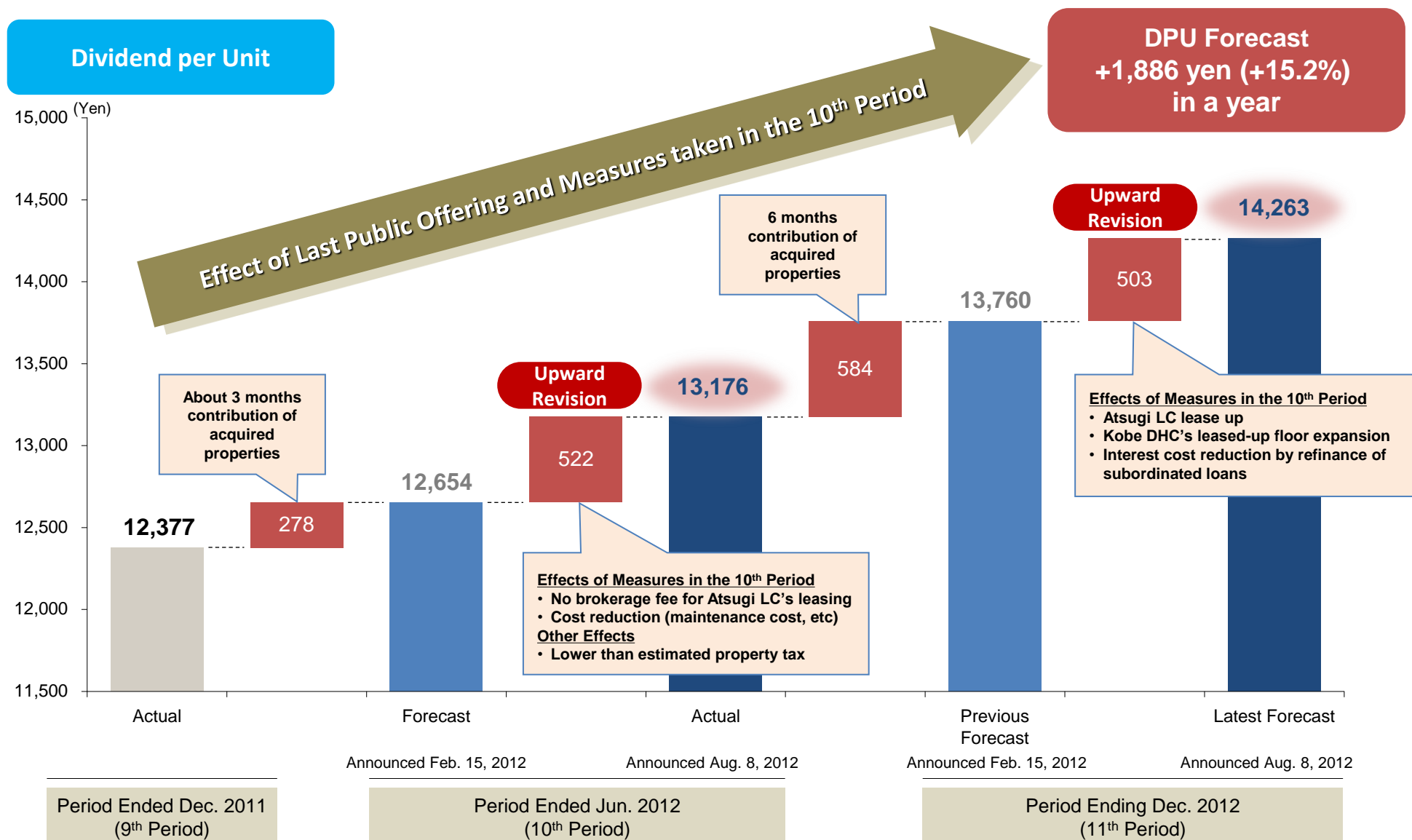
GPR250 Index

Newly added. The best performer among Asia (5th in global) in 2Q 2012

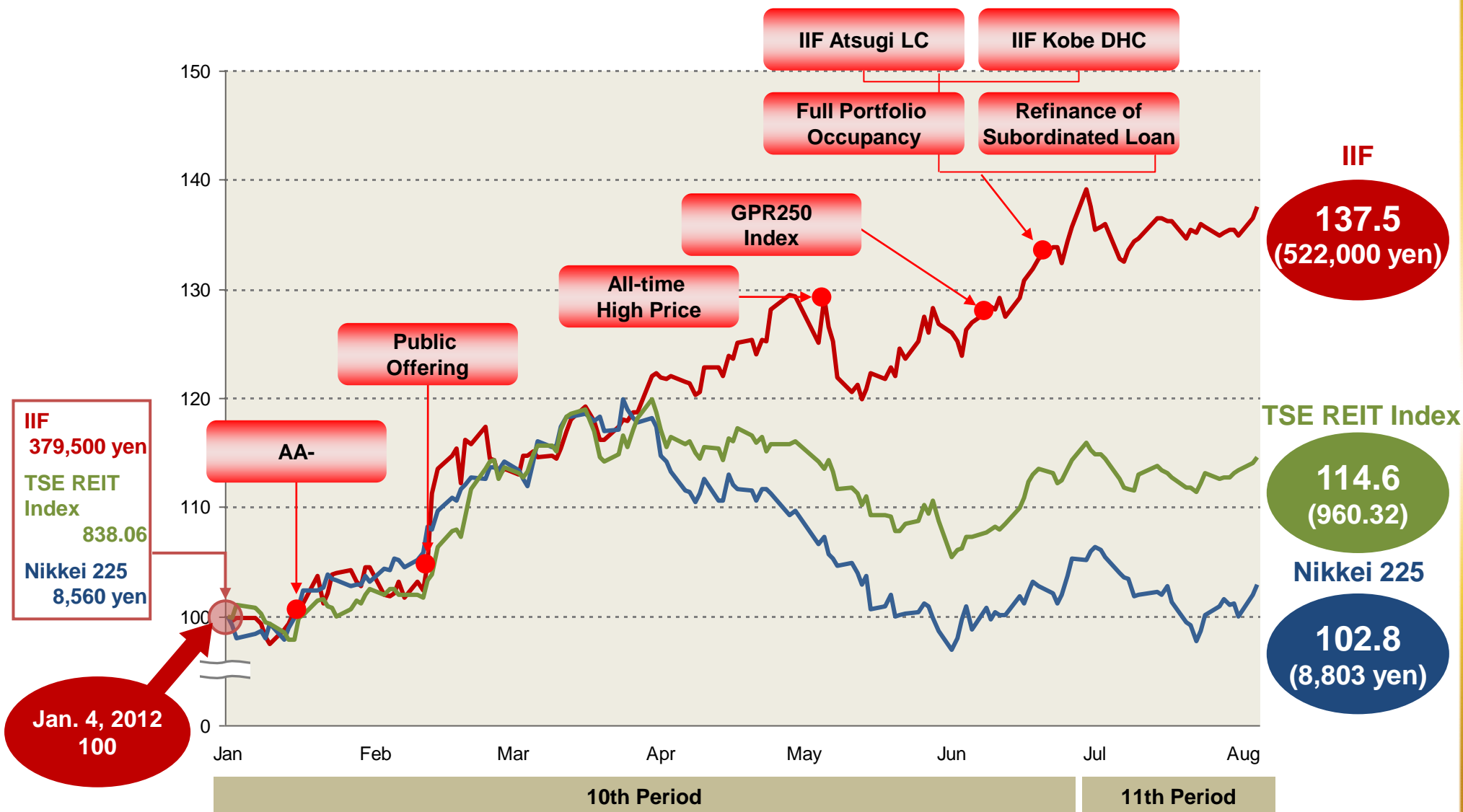
Market Evaluation

Highlights of the 10th Period: Upward Revision of Forecast Dividend per Unit

Measures taken in the 10th Period Further Lift Our DPU Forecast from the Previous Announcement



Highlights of 10th Period: Recent Unit Price Trends and Our Major Achievements



(Note 1) All indexes are based on closing prices

(Note 2) Left axis describes relative trends which the closing price of TSE on Jan. 4, 2012 is set as 100%

(Sources) Bloomberg

3. Overview of the PO in March 2012

Highlights of the PO in March 2012 (1)

Recent PO Improved Financial Stability and Boosted Dividend Simultaneously

Asset

External Growth Strategy to Improve Profitability and Quality of Our Portfolio

	(Note 1) Pre-PO	(Note 2) PO	(Note 3) Post-PO
• Number of Properties	16 +	6	22
• Total Acquisition Price (JPY MM)	108,240 +	37,274	145,514
• Average NOI Yield (Note 4) (before depreciation)	5.3% +	7.1%	5.9%
• Average NOI Yield (Note 4) (after depreciation)	4.2% +	6.2%	4.9%

(Note 1) Actual data of Period ended Dec. 2011 (9th period)
 (Note 2) Forecast data at the acquisition of properties at PO
 (Note 3) Actual data of Period ended Jun. 2012 (10th period)
 (Note 4) NOI yield is calculated in case of 6 months contribution of acquired properties

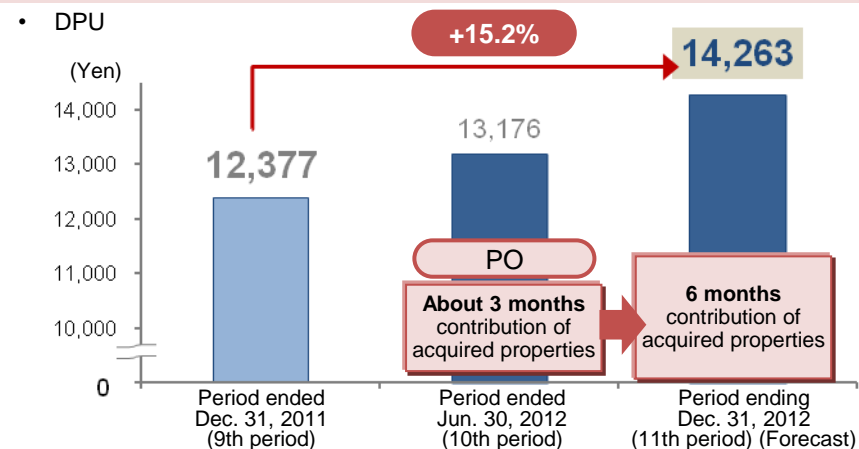
Debt

Financial Strategy to Focus on Financial Stability and Cost Control

	(Note 1) Pre-PO	(Note 3) Post-PO
• LTV	54.9% →	51.6%
• Long-term Borrowings Ratio	100.0% →	100.0%
• Fixed Debt Ratio	46.9% →	61.4%
• (Reference) Credit Rating Outlook	AA- (Stable) →	AA- (Positive)

Equity

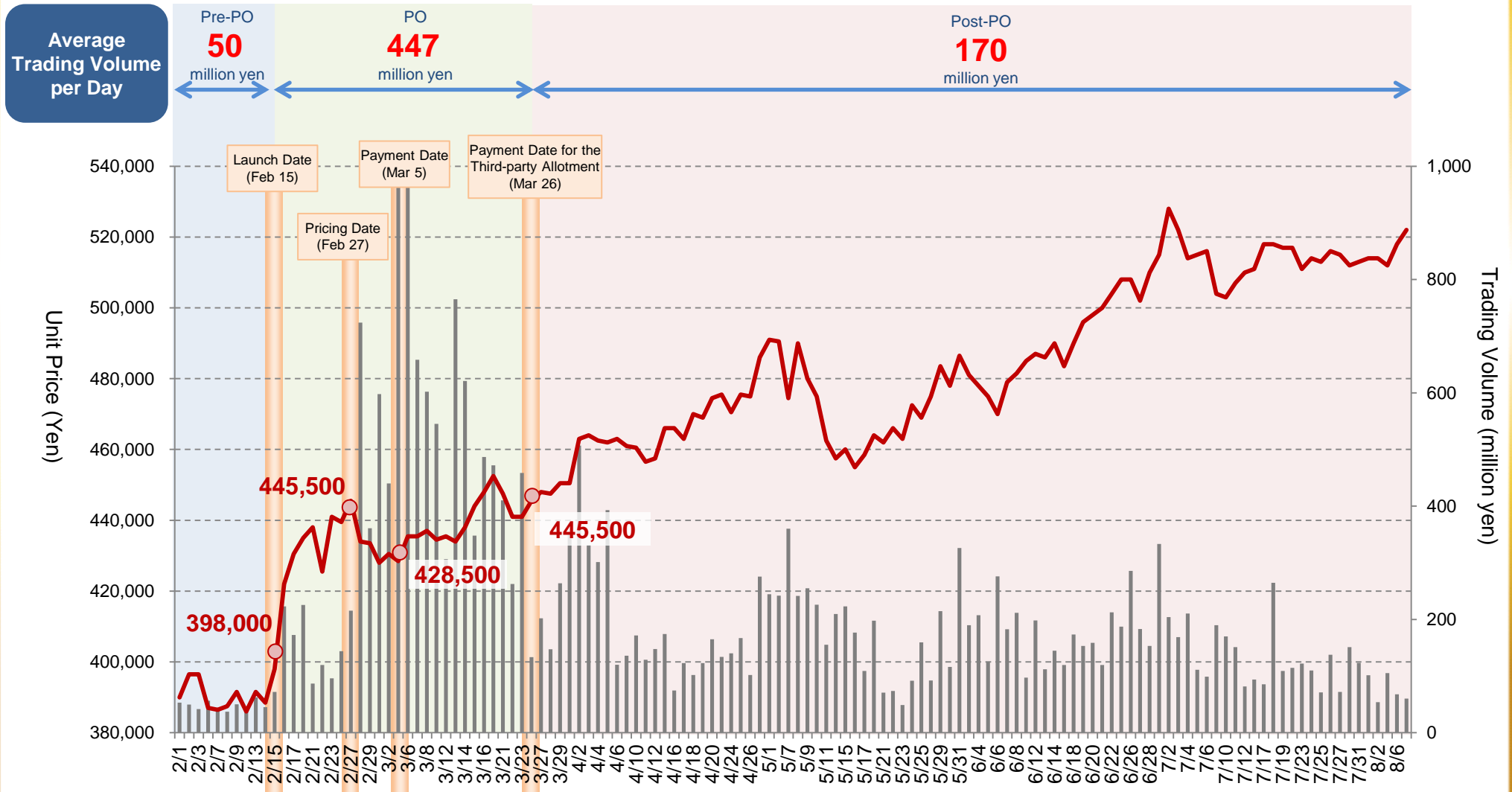
Our Ultimate Goal to Achieve Stable Growth of DPU and Sustainable Growth of Unitholders' Value



Highlights of the PO in March 2012 (2)

Steady Improvement in Liquidity after the Success of Global PO

Unit Price and Trading Volume before and after the PO

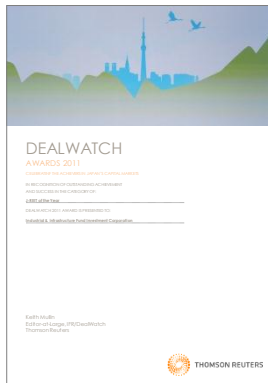


Overview of the Public Offering in March 2012 (3)

Became the Award Winning, Index Constituent REIT through the Vibrant Interactions with Capital Market

Award Winning PO in March 2012

- ✓ **“J-REIT of the Year”** THOMSON REUTERS
(Thomson DealWatch Awards 2011)



【Reason】

IIF, the REIT specializing in logistics and infrastructure facilities, received a high evaluation from investors both at home because in this deal the fund absorbed 50% dilution, increased the dividend and lowered LTV by acquiring highly profitable and high-quality properties based on CRE strategies.

- ✓ **“Best Deal of 2011 (Real Estate Investment Trusts)”**
(Capital Eye Awards)



“In the REIT space, Industrial & Infrastructure Fund Investment Corporation large-scale capital raising follow-on offer enabled it to acquire assets with an appraised value of just under ¥4.5 billion, boosting its portfolio’s profits. Despite the size of the dilution, it nevertheless resulted in increasing the REIT’s EPS and net asset value (NAV).”

Inclusion in GPR 250 Index*/GPR 250 REIT Index*

- ✓ Jun. 18 Announcement of inclusion of IIF into both indices
- ✓ 2012 Q2 performance (based on Quarterly Review announced on Jul. 2)
Ranked at **“5th”** among all the 191 REITs included (only REIT from Asia in the top five performers)
Ranked at **“1st”** among Asian REITs

Top 5 Performers (World)

Company	Country
▲ FelCor Lodging Trust Inc.	USA
▲ Getty Realty Corporation	USA
▲ TransGlobe Apartment REIT	CAN
▲ DuPont Fabros Technology Inc.	USA
▲ Industrial & Infrastructure Fund Investment Co	JPN

Top 5 Performers (Asia)

Company	Country
▲ Industrial & Infrastructure Fund Investment Co	JPN
▲ Mapletree Commercial Trust	SGP
▲ CDL Hospitality Trusts	SGP
▲ Mapletree Industrial Trust	SGP
▲ The Link REIT	HKG

*GPR 250 Index

An index that tracks the performance of the 250 leading and most liquid property companies worldwide (including REITs) which meet the standard for inclusion into this Index

*GPR 250 REIT Index

An index consisting of the REITs included in the GPR 250 Index (191 constituents as of the end of June 2012)

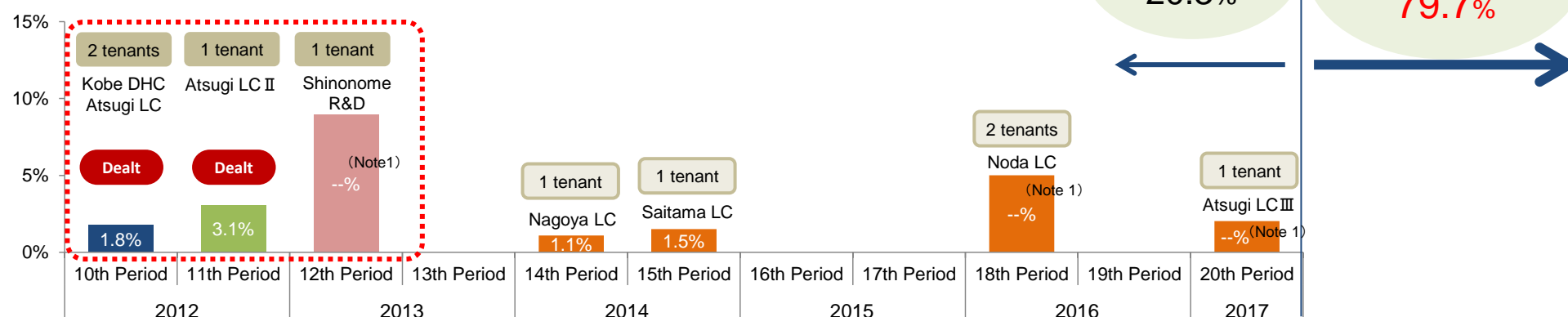
4. Our Approach to Current and Upcoming Issues

① Portfolio Management

Stable Cash Flow-producing Portfolio based on Long-term Lease

Full Occupancy maintained by Appropriate Management of Lease Expiration

Lease Expiration Schedule (annual rent-based)



Our Achievement for the Leases expired in the 10th Period / Our Action Plan for the Leases expiring in the 11th-12th Period

	Expiration	Property	Tenant	Rent Share	Achievement / Action Plan
Period ended Jun. 2012 (10 th Period)	Jun. 6, 2012	Kobe DHC	Succession Osaka Gas Co., Ltd.	0.1%	Entered into new lease contract with existing tenant on Jun. 6, 2012 <u>"Increasing the revenue" and "Achieving 100% Occupancy rates" through this floor expansion, "12-year contract term"</u> Dealt
	Jun. 30, 2012	Atsugi LC	Former New Stream Co., Ltd. Fuji Logitech Co., Ltd.	1.7%	Entered into new lease contract on Jun. 25, 2012 <u>"No down time" "No brokerage fee" "5-year contract term"</u> Dealt
Period ending Dec. 2012 (11 th Period)	Aug. 31, 2012	Atsugi LC II	Succession Sun Toshi Tatemono Co., Ltd.	3.1%	Sign the memorandum regarding lease extension with the existing tenant on Aug. 8, 2012 (Note 2) <u>"Maintained the Rent Level" "10-year lease extension"</u> Dealt
Period ending Jun. 2013 (12 th Period)	Mar. 31, 2013	Shinonome R&D	Nihon Unisys, Ltd.	(Note 1) — %	<u>Started construction works for the tenant's own facilities and equipments by the tenant itself.</u> Considering the building is used as the key R&D center for the tenant, <u>renewal of long-term lease with the existing tenant to be expected.</u>

(Note 1) Not disclosed due to disapproval from the tenant

(Note 2) Remaining lease term is based on the period from Aug. 8, 2012 until the expiration date in each lease agreement.

IIF Atsugi Logistics Center Leasing Activity ①

Successfully replacing the new tenant with no down time under direct promotion by the management company

	Period ended Jun. 30, 2012 (10th period)						Period ending Dec. 31, 2012 (11th period)					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Atsugi LC	Lease expired at the end of June						Lease commenced on July 1					
	Stream Co., Ltd. Occupancy 100%						Fuji Logitech Co., Ltd. Occupancy 100%					

5-year Fixed-term Lease	
Major Terms & Conditions	
Type of Lease	Fixed-term lease
Leased Area	10,969.68m ² (as a single tenant of the whole building)
Lease Term	Jul. 1, 2012–Jun. 30, 2017 (5 years)
Annual rent	Not disclosed ^(Note)
Deposit	3-month rent
Rent revision	No revision during the lease term
Cancellation	Non-cancellable

(Note) Not disclosed due to disapproval from the tenant

Highlights of Leasing Activities

Point

Direct promotion by the management company

Achievements

✓ No down time

Profit contribution from the beginning of 11th period to be expected

=> DPU in 11th period to increase from the former forecast
based on the vacancy of the subject floor

✓ No brokerage fee

Conservatively estimated expense reduced

=> DPU in 10th period increased

✓ 5-year fixed-term lease

Secure long-term stable cash flow

=> Continuous contribution to DPUs after 11th to be expected



IIF Logistics Center Leasing Activity ②

MC UBSR's Own Leasing Activity with Extensive Knowledge of the Properties and Deep Insight

Candidates Targeting

Narrowed down candidates mainly to 3PL operators focusing on distributive processing of consumer goods in order to make effective use of this high-spec facilities

Direct Calls

Contacts to 48 companies

Preview of the Property

7 candidates previewed
(All of them are 3PL operators)

Negotiation of Terms&Conditions

Negotiated with 3 candidates
Closed after comparing the conditions

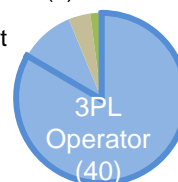
Executed the contract with Fuji Logitech Co., Ltd., 3PL operator

The tenant is engaged in the logistics services including distributive processing and delivery to stores for a major US casual apparel chain brand

[Category of business]

Manufacturer (2) Other (1)

Transport (5)



[Handling parcel]

Document preservation (1)

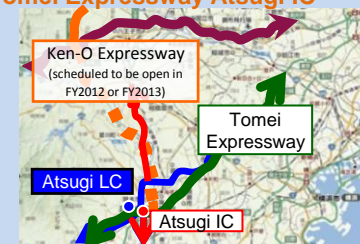
Apparel (3)

Food (3)

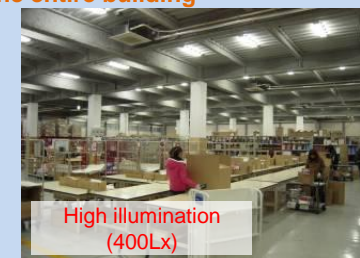


Specification suitable for distributive processing operations

① Good location with approx. 3km from Tomei Expressway Atsugi IC



② High illumination (400Lx) and AC in the entire building



③ Basic specification with high versatility



IIF Kobe District Heating and Cooling Center Leasing Activity

Filling the Last “Vacant” Piece of Our Portfolio with Existing Tenants Expansion, Achieving the Full Occupancy of Our Portfolio

	Period ended Jun. 30, 2012 (10th period)						Period ending Dec. 31, 2012 (11th period)					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Kobe DHC	Lease expired on June 6						Lease commenced on June 7					
	Occupancy 97.5%						Occupancy 100%					

Highlights of Leasing Activities

Point

Better relationship with the tenant / Continuous efforts to grasp the tenant needs

Achievements

- ✓ **Full occupancy of the building with floor expansion by the existing tenant:**
Profits from the leased-up floor, which was not included in the former forecast, to be expected
=> DPU in 11th period to increase
- ✓ **Full occupancy of the entire portfolio achieved**
- ✓ **12-year fixed-term lease:**
Secure long-term stable cash flow
=> Continuous contribution to DPUs after 11th to be expected

12-year Fixed-term Lease

New Contract Term	
Type of Lease	Fixed-term Lease
Leased Area	503.77m ² (Note 1)
Lease term	Jun. 7, 2012–Jun. 6, 2024 (Note 2)
Annual rent	Approx. JPY 20MM
Deposit	12-month rent
Rent revision	No revision during the lease term
Cancellation	(First 2-year) Non-cancellable (after then) Cancellable with 2-year pre-notice

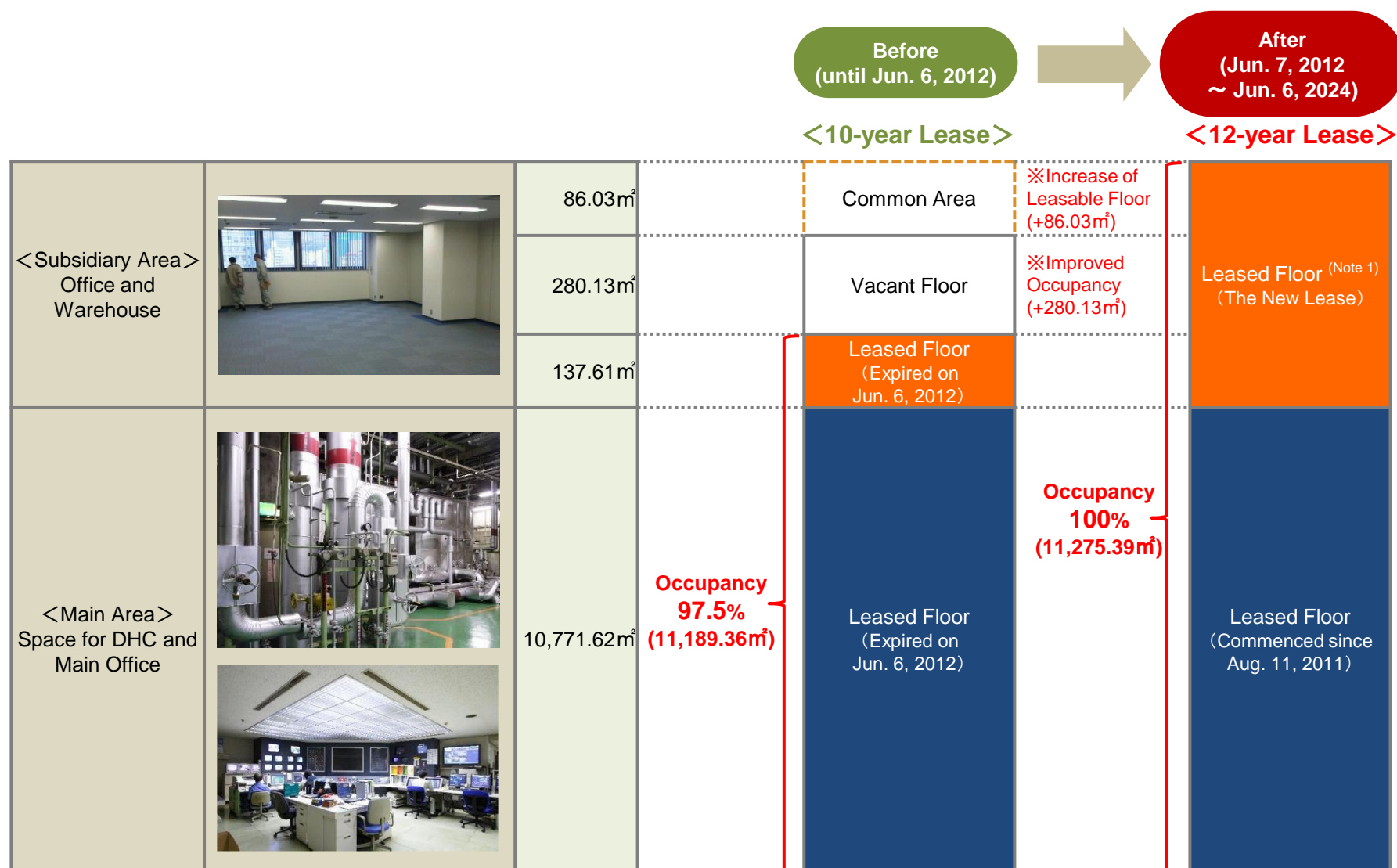
(Note 1) Including additional leasable floor area of 86.03m²

(Note 2) For the floor of 280.13m² out of the leased floor, lease commenced from Jul. 1, 2012



IIF Kobe District Heating and Cooling Center Leasing Activity

Existing Tenant Increasing Floor Space, Achieving Full Occupancy of the Portfolio



(Note 1) For the floor of 280.13m² out of the leased floor, lease commenced from Jul. 1, 2012.

4. Our Approach to Current and Upcoming Issues

② Financing

Credit Rating

Credit Rating Outlook improved to Positive (from Stable) by the Solid Operating Track Record and Stronger Financial Bases

Assigned on Jan. 18, 2012

Outlook revised on Aug. 8, 2012

AA-
(Stable)AA-
(Positive)

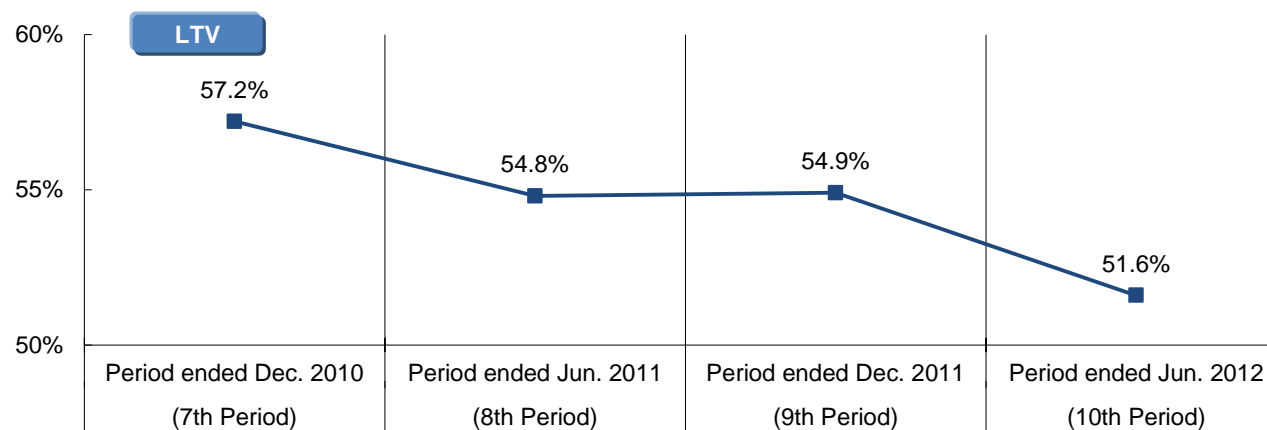
※IIF has been assigned the rating for long-term senior debts from Japan Credit Rating Agency, Ltd. ("JCR")

["Credit rating outlook" indicates which direction the rating of senior debts is revised in the medium-term and if the rating is more likely to be upgraded, the outlook is shown as "Positive"]

Rationale (Excerpted from JCR press release)

The Corporation has maintained stable rental business operation since JCR's rating assignment. On top of that, stimulated by the Second PO and the resultant external growth, earnings bases are widening, earnings stability is improving with relieved property/tenant concentration in the portfolio, and the LTV level is lowering. With all these factors, JCR changed the outlook of its rating on the Corporation to "Positive."

Track Record of Stable Financial Base Build-up and Debt Cost Control

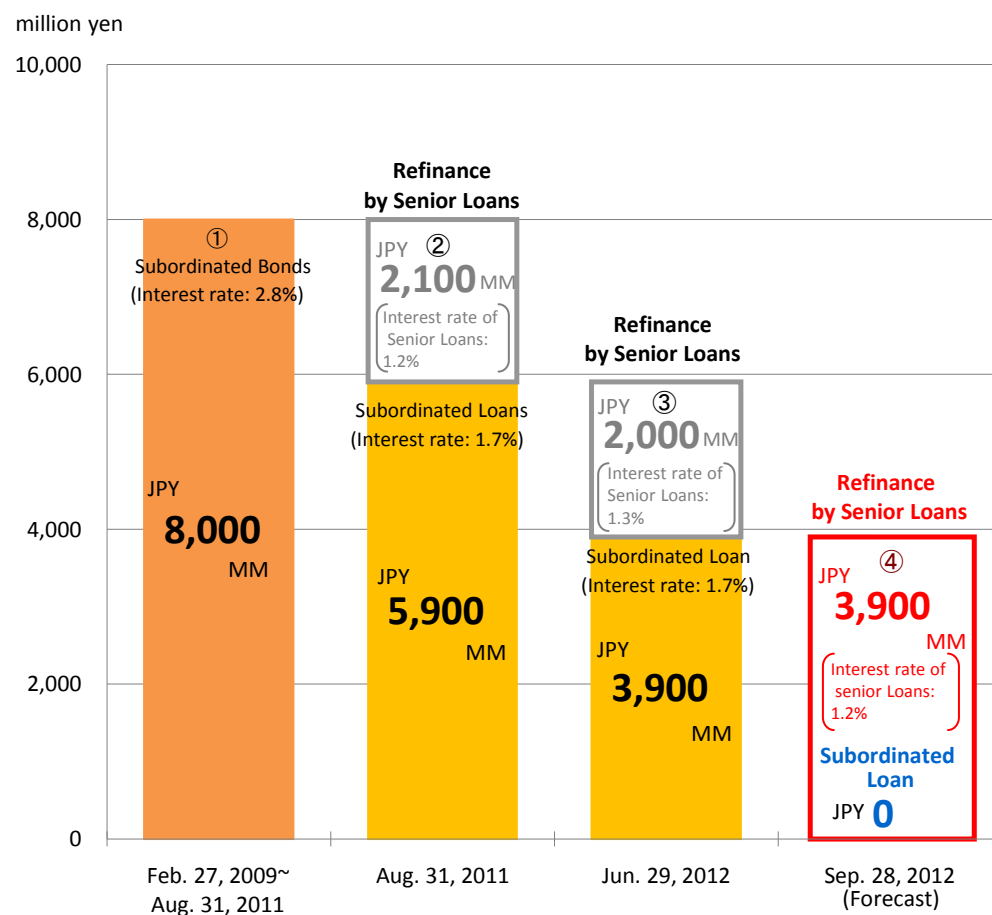


Long-term debt ratio	79.8%	98.2%	100.0%	100.0%
Fixed debt ratio	3.4%	25.0%	46.9%	61.4%
Average term	3.0 years	4.2 years	4.8 years	5.3 years
Average remaining term	2.1 years	3.1 years	3.8 years	4.2 years
Average interest rate	1.37%	1.54%	1.32%	1.31%

Refinance of Subordinated Loan

Subordinated Debts Are All refinanced by Senior Loans Increasing DPU on a Stabilized Basis

Track Record of Refinance of Subordinated Loan



Effects on DPU by Refinance of Subordinated Bonds

Name	Amount JPY MM	Lender	Term	Type of Interest	Interest Rate
① Subordinated Bonds	8,000	Mitsubishi Corporation	5.0 years	Variable	2.84625%

Refinance of ① by ②, ③ and ④

Effect on DPU
+414yen / Unit
(6-mon full contribution base)

			Average of Senior Loans	6.6 years	Fixed	1.19547%
②	Long Term Debt	2,000	The Bank of Tokyo-Mitsubishi UFJ	5.0 years	Fixed	1.16750%
③	Long Term Debt	1,000	New Nippon Life Insurance	8.0 years	Fixed	1.42000%
	Long Term Debt	583	The Bank of Tokyo-Mitsubishi UFJ	7.0 years	Fixed	1.17500%
	Long Term Debt	417	Sumitomo Mitsui Banking	7.0 years	Fixed	1.17500%
④	Long Term Debt	2,274	The Bank of Tokyo-Mitsubishi UFJ	7.0 years	Fixed	1.15750%
	Long Term Debt	1,626	Sumitomo Mitsui Banking	7.0 years	Fixed	1.15750%

- (Note 1) Applicable interest rate at that time. Applicable rate for ① Subordinated Bonds is as of Aug 31, 2011
 (Note 2) Interest rate of Senior Loans is weighted average interest rate of Senior Loans at that time
 (Note 3) JPY2.1Bn of ②Subordinated Debts was refinanced by JPY2.0Bn of long-term Senior Loans and JPY0.1Bn of Cash
 (Note 4) Average of Senior Loans is weighted average based on the amount of loans
 (Note 5) Effects on DPU is calculated by 140,632 of total units outstanding and is rounded down
 (Note 6) Effects on DPU is calculated by taking into consideration of specific event only. Actual DPU is affected by other events and may be changed

4. Our Approach to Current and Upcoming Issues

③ External Growth Strategy

Further Strengthening of External Growth Strategy with CRE Proposal

Continuous Efforts of CRE Proposal to a Wide Range of Industries

Solid Track Record of Acquisitions

[2010]

3 properties / 6.7Bn yen

[2011]

5 properties / 11.3Bn yen

[2012]

6 properties / 37.2Bn yen

Track Record in a Wide Range of Industries

Construction
Taisei Corporation



IIF Totsuka Technology Center
(land with leasehold)

Food
Sapporo Breweries



IIF Narashino Logistics Center II
(land with leasehold)

Railway

Odakyu Electric
Railway



IIF Atsugi Logistics Center II

Cement
Taiheiyo Cement



IIF Nagoya Logistics Center

Non-ferrous metal
Furukawa Electric



IIF Shinagawa Data Center

IT

IBM Japan

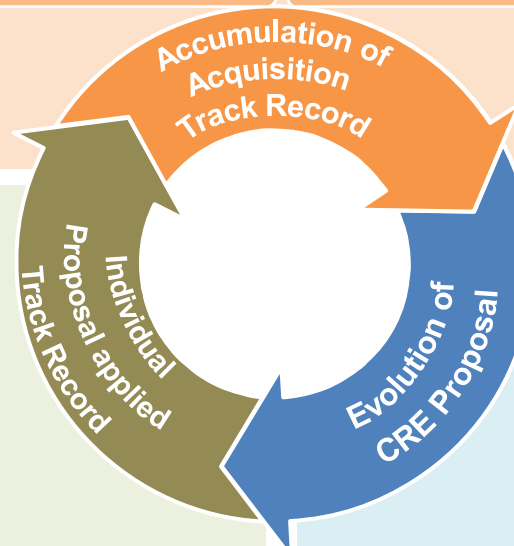


IIF Zama IT Solution Center

Pipeline during the 10th Period
(Period ended Jun. 2012)

Pipeline 51 properties

Amount approx. 240Bn yen



▶ Provide Solutions to Various Needs

- ✓ Downsizing of Balance Sheet
- ✓ Cash Monetization for New Businesses
- ✓ Focus on Core Businesses

▶ Flexible Solutions to Needs from Corporate by utilizing Bridge Finance Scheme

5. Operating Report of Period Ended Jun. 2012 (10th Period) and Earnings Forecast of Period Ending Dec. 2012 (11th Period)

Operating Results of Period Ended Jun. 2012 (10th Period)

(million yen)

	Dec. 2011	Jun. 2012 (10th Period Actual)				Jun. 2012	Jun. 2012 (10th Period Actual)			
	(9th Period Actual)		Period-over-Period			(Forecast at the Announcement of PO)		Difference with Initial at PO		
P/L Main Information	Operating Revenue	3,526	4,458	+932	+26.4%	4,402	4,458	+56	+1.3%	
	Operating Expense	1,691	1,985	+293	+17.3%	2,018	1,985	(33)	(1.6%)	
	Operating Income	1,834	2,473	+638	+34.8%	2,383	2,473	+89	+3.8%	
	Non-Operating Income	2	1	(0)	(34.2%)	-	1	+1	-	
	Non-Operating Expense	677	707	+30	+4.5%	684	707	+23	+3.4%	
	Ordinary Income	1,159	1,767	+607	+52.3%	1,699	1,767	+67	+4.0%	
	Extraordinary Income	-	86	+86	-	81	86	+5	+6.7%	
	Net Income	1,158	1,852	+694	+59.9%	1,779	1,852	+73	+4.1%	
	Distributions per Unit (yen)	12,377	13,176	+799	+6.5%	12,654	13,176	+522	+4.1%	
Others	Capital Expenditure	127	(Note 1) 84	(42)	(33.5%)	56	(Note 1) 84	+28	+49.8%	
	Repair Expense	32	(Note 2) 34	+2	+8.2%	45	(Note 2) 34	(10)	(23.2%)	
	Total	159	119	(40)	(25.1%)	101	119	+17	+17.4%	
	Depreciation	586	694	+108	+18.5%	690	694	+4	+0.6%	
	Number of Properties	16	22	+6	+37.5%	16	22	+6	+37.5%	
	Occupancy Rate	99.9%	100.0%	+0.1%	-	99.9%	100.0%	+0.1%	-	
	Total Book Value	107,591	145,987	+38,395	+35.7%					
	Total Appraisal Value	107,640	149,840	+42,200	+39.2%					
	Unrealized Gain	48	3,852	+3,804	+7,877.3%					
	Total Debt	62,000	80,000	+18,000	+29.0%					
	LTV	54.9%	51.6%	(3.3%)	-					
	Total Net Asset	43,400	63,734	+20,334	+46.9%					
	Net Asset per Unit	463,517	453,200	(10,317)	(2.2%)					

(Note 1) IIF Atsugi LC: 49 million yen for new berths, Mitaka CC: 17 million yen for new automatic fire alarm
 Haneda MC: 5 million yen for new M1 water feed pump, 3 million yen for back up M1・M2 outside wall panel, 2 million yen for back up M1・M2 roof and cap piece

(Note 2) Atsugi LC: 13 million yen for restoration to original state, 5 million yen for new berths
 Shinagawa DC: 1 million yen for overhauling of cool water pump

Reasons for Major Changes in Profit for the Period Ended Jun. 2012 (Difference with Initial at PO)

(million yen)

Operating Revenue	+56
✓ Fees for state-owned land usage of Haneda	+25
✓ Temporary income of city planning tax charged by lessee (Kamata R&D, Zama IT)	+33
Operating Expenses	(33)
✓ Decrease of fixed asset tax and city planning tax	(14)
✓ Decrease of Maintenance costs	(10)
✓ Fees for state-owned land usage of Haneda	+25
✓ Reduce of agency fee (Atsugi LC)	(12)
✓ Advertising expense etc.	(5)
✓ Decrease of asset management fee	(14)
Non-operating Expenses	+23
✓ Decrease of interest expense	(8)
✓ Temporary cost by refinancing of subordinated loan	+33
Extraordinary Profit	+5
✓ Insurance income of typhoon damage	+5

Earnings Forecast of Period Ending Dec. 2012 (11th Period)

		(million yen)							
	Jun. 2012 (10th Period Actual)	Dec. 2012(11th Period Estimated)				Dec. 2012 (Estimated at the Announcement of PO)	Dec. 2012(11th Period Estimated)		
			Period-over-Period					Difference with initial forecast at PO	
P/L Main Information	Operating Revenue	4,458	5,021	+562	+12.6%	4,903	5,021	+117	+2.4%
	Operating Expense	1,985	2,203	+218	+11.0%	-	2,203	-	-
	Operating Income	2,473	2,817	+344	+13.9%	2,713	2,817	+104	+3.8%
	Non-Operating Income	1	-	(1)	-	-	-	-	-
	Non-Operating Expense	707	810	+102	+14.5%	-	810	-	-
	Ordinary Income	1,767	2,006	+239	+13.6%	1,936	2,006	+70	+3.7%
	Extraordinary Income	86	-	(86)	-	-	-	-	-
	Net Income	1,852	2,005	+153	+8.3%	1,935	2,005	+70	+3.7%
	Distributions per Unit (yen)	13,176	14,263	+1,087	+8.2%	13,760	14,263	+503	+3.7%
Others	Capital Expenditure	84	(Note 1) 346	+261	+307.8%	-	(Note 1) 346	-	-
	Repair Expense	34	(Note 2) 82	+47	+136.9%	-	(Note 2) 82	-	-
	Total	119	428	+309	+258.2%	-	428	-	-
	Depreciation	694	765	+70	+10.2%	-	765	-	-
	Number of Properties	22	22	-	-	22	22	-	-
	Occupancy Rate	100.0%	100.0%	0.0%	-	99.9%	100.0%	+0.1%	-

(Note1) Atsugi LC II : 113 million yen for renovation of air conditioning, Kobe DHC: 48 million yen for renovation of toilet of each floor, Nagoya LC: 37 million yen for renovation of air conditioning, Saitama LC: 30 million yen for renovation of wall
Nishinomiya LC: 19 million yen for installation of LED illumination facility, Haneda MC: 18 million yen for renovation of power supply of M1 emergency lighting, Atsugi LC: 14 million yen for new north side berths, 7 million yen for construction of power supply
Mitaka CC: 8 million yen for renovation of electrical facility, Shinonome R&DC: 6 million yen for renovation of secondary battery for emergency lighting and battery charger, 5 million yen for renovation of air conditioning (PC type), control regulation, manipulation secondary battery, 4 million yen for renovation of secondary battery, 2 million yen for part replacement of emergency power supply (release secondary battery replacement), Shinonome LC: 2 million yen for replacement of elevator rope.

(Note2) Atsugi LC II : 15 million yen for cost of disposal of air conditioning, Nagoya LC: 10 million yen for removal cost for renovation of air conditioning, Kobe DHC: 5 million yen for cost of disposal of renovation of toilet of each floor, 2 million yen for repair of wall, Saitama LC: 5 million yen for cost of disposal of repair of wall, Mitaka CC: 5 million yen for repair of roof top light

Reasons for Major Changes in Profit for the Period Ending Dec. 2012 (Difference with initial forecast at PO)

Operating Revenue	+104①
✓Increasing of revenue from existing properties (Atsugi LC, Kobe DHC)	+64
✓Temporary income of city planning tax charged by lessee (Kamata R&D, Zama IT)	+49
✓Increasing of maintenance costs	(5)
Ordinary Income	①+②+③ +70
✓Extinction of interest cost by converting subordinated loan	+22②
✓Temporary cost by converting subordinated loan	(53)③

Reasons for Major Changes in Profit for the Period Ended Jun. 2012 (Period-over-Period)

Operating Profit	+562
✓Full 6-month contribution from the properties acquired	+613
✓Decreasing of revenue from existing properties (Atsugi LC, Kobe DHC)	(57)
Operating Expense	+218
✓Increasing depreciation (Full 6-month contribution from acquired properties)	+70
✓Increasing cost of maintenance・PM fee・increasing of tax and public dues	+68
✓Increasing of Asset management fee and continuance appraisal cost	+47
Non-Operating Expense	+102
✓Increasing of interest cost by new 18 million yen debt	+59
✓Temporary cost by repaying subordinated loan in advance	+36
Extraordinary Income	(86)
✓Decreasing of return action of insurance income	(86)

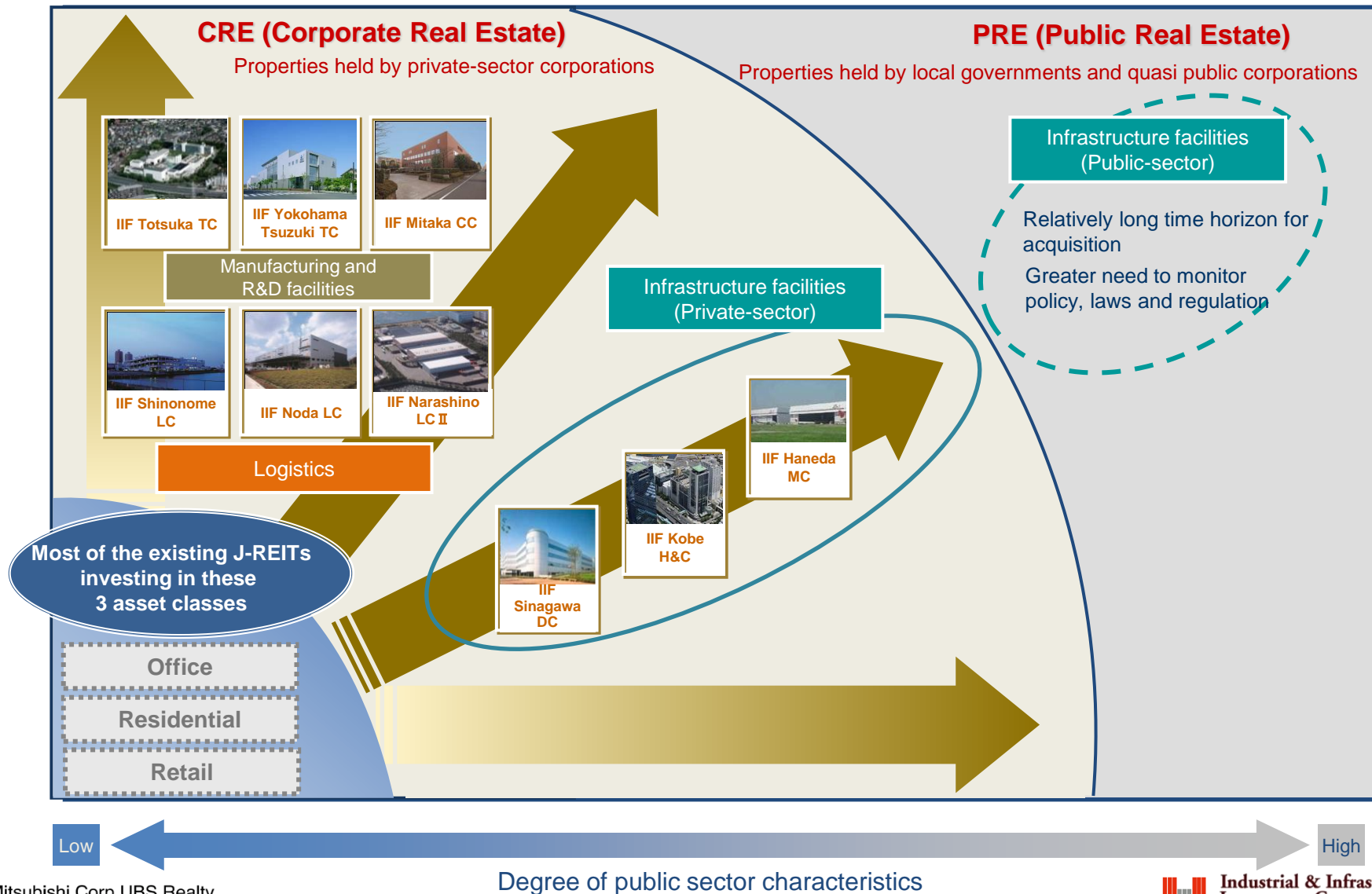
Appendix

A. Overview of IIF

Investment Strategy

Investing in Less Competitive Property Sectors – Seeking to Cultivate Untapped Market

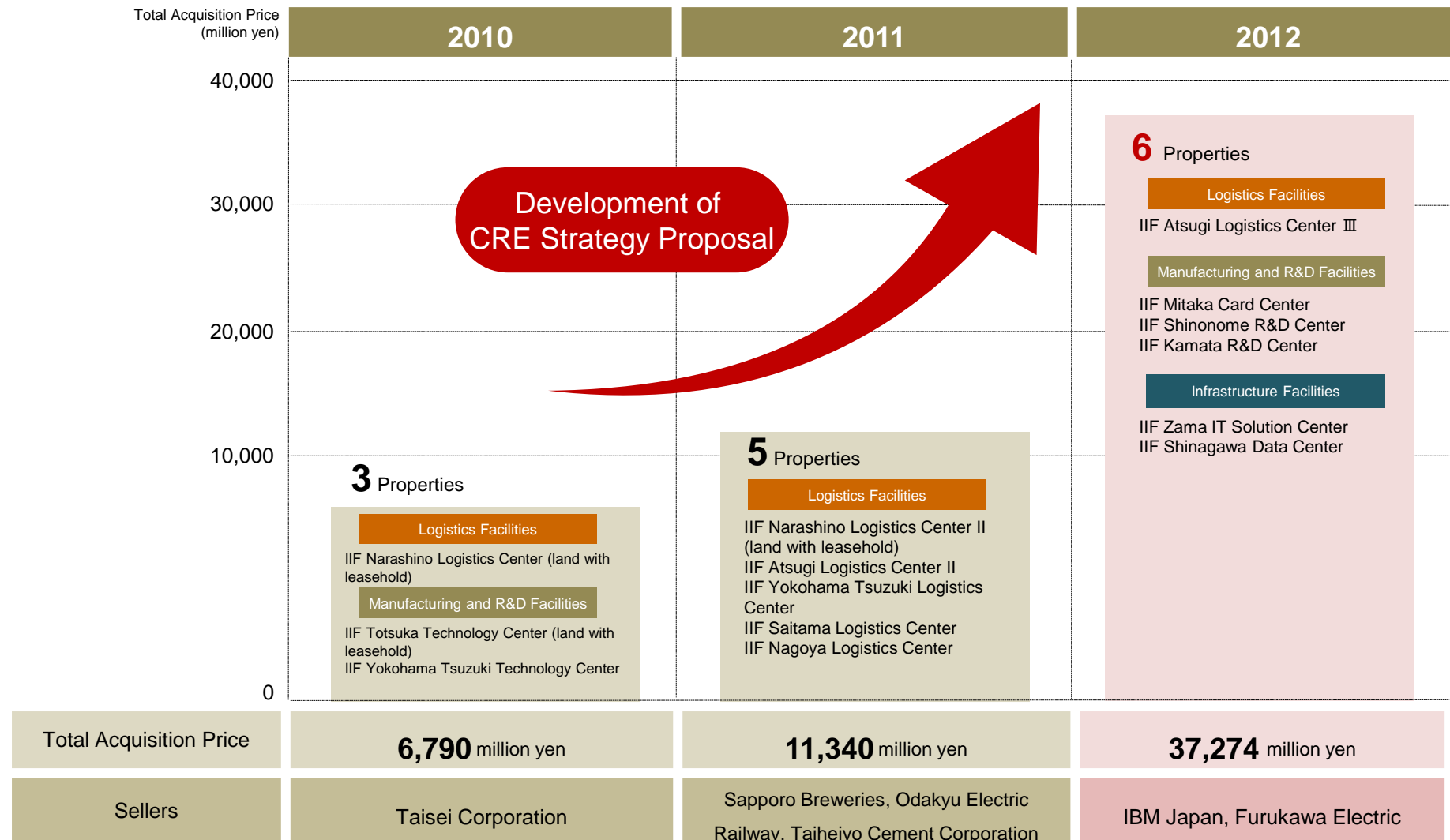
■ We Focus on Industrial and Infrastructure Properties which Have Not Been Primary Target for the Existing J-REIT



Strong Track Record of Successful Acquisitions

Building a Reputation as a Solution Provider for CRE Strategy and Accumulating Strong Acquisition Track Record

■ CRE Strategy is Increasingly Prevalent for all of our Target Asset Categories such as “Logistics Facilities”, “Manufacturing and R&D Facilities”, and “Infrastructure Facilities”



Bridge Functions to Grasp Opportunity for an Adequate Acquisition Timing

Flexibly Responding to Seller's Needs using Bridge Functions

- Resolving Difference between Seller's Preferable Timing for Property Sale and IIF's Acquisition with Bridge Functions, in Cooperation with Various Partners

Acquisition through
the PO in 2011

	Bridge Partner	2010						2011			
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
IIF Narashino Logistics Center II (land with leasehold)	Mitsubishi Corporation						◎				★
Fiscal year end of the seller (Sapporo Breweries)											

Acquisition through
the PO in 2012

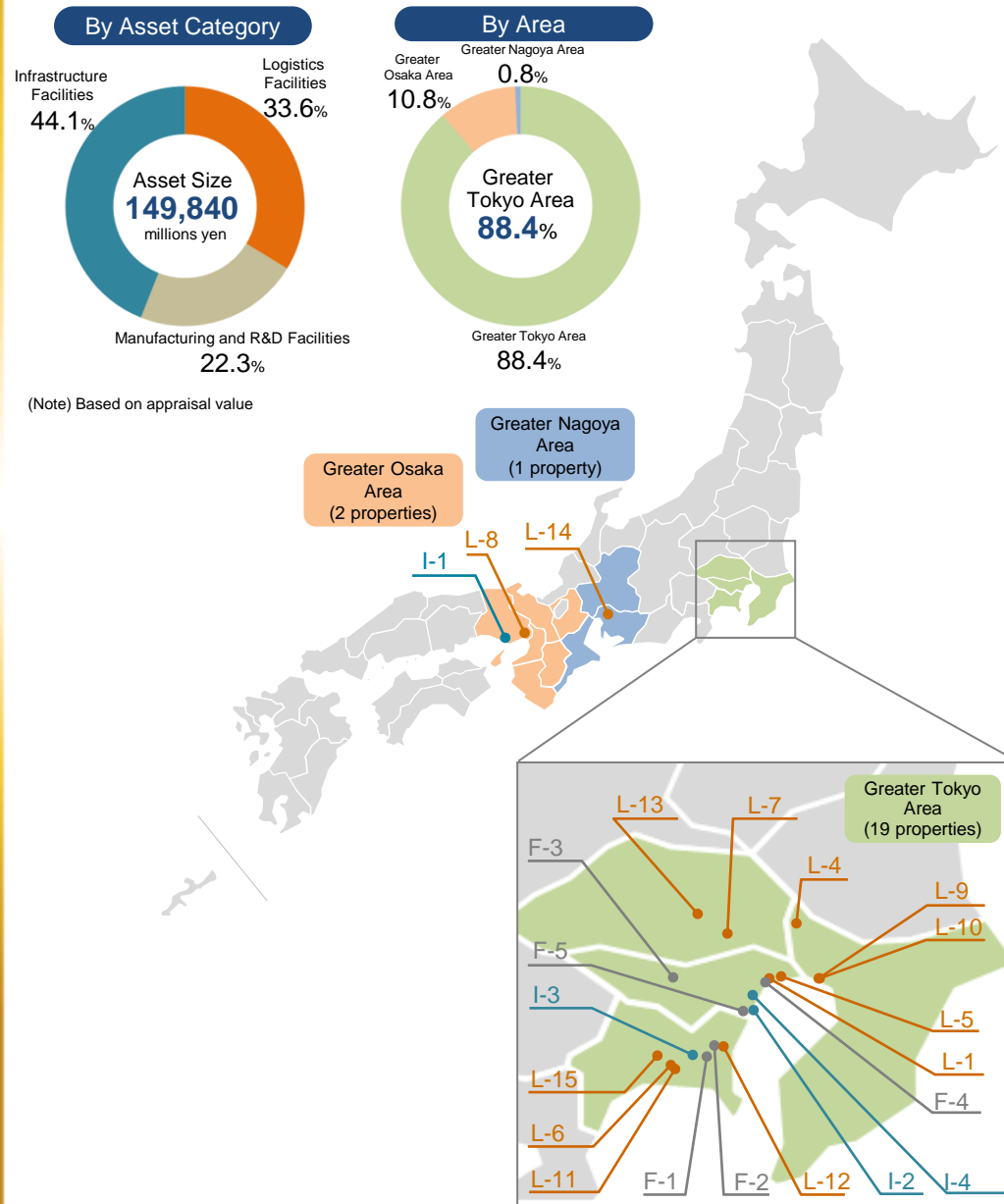
	Bridge Partners	2011						2012			
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
IIF Kamata R&D Center	SPC (Partially owned by Mitsubishi Corporation)					◎				★	
Refinancing timing for the seller (private fund)											
IIF Mitaka Card Center	Hulic						◎				★
Refinancing timing for the seller (private fund)											
IIF Zama IT Solution Center	Hulic	◎								★	
Mid-term fiscal year end of the seller (IBM Japan)											

◎ : Bridge partners' acquisition

★ : IIF's acquisition

Our Diversified Portfolio

Portfolio Overview



Greater Tokyo Area (19 properties)

Logistics Facilities

11 properties



L-1 IIF Shinonome Logistics Center



L-4 IIF Noda Logistics Center



L-5 IIF Shinsuna Logistics Center



L-6 IIF Atsugi Logistics Center



L-7 IIF Koshigaya Logistics Center



L-9 IIF Narashino Logistics Center (land with leasehold interest)



L-10 IIF Narashino Logistics Center II (land with leasehold interest)



L-11 IIF Atsugi Logistics Center II



L-12 IIF Yokohama Tsuzuki Logistics Center



L-13 IIF Saitama Logistics Center



L-15 IIF Atsugi Logistics Center III

Manufacturing and R&D Facilities

5 properties



F-1 IIF IIF Totsuka Technology Center (land with leasehold interest)



F-2 IIF Yokohama Tsuzuki Technology Center



F-3 IIF Mitaka Card Center



F-4 IIF Shinonome R&D Center



F-5 IIF Kamata R&D Center

Infrastructure Facilities

3 properties



I-2 IIF Haneda Airport Maintenance Center



I-3 IIF Zama IT Solution Center



I-4 IIF Shinagawa Data Center

Greater Nagoya Area (1 property)

Logistics Facilities

1 property



L-14 IIF Nagoya Logistics Center

Greater Osaka Area (2 properties)

Logistics Facilities

1 property



L-8 IIF Nishinomiya Logistics Center

Infrastructure Facilities

1 property

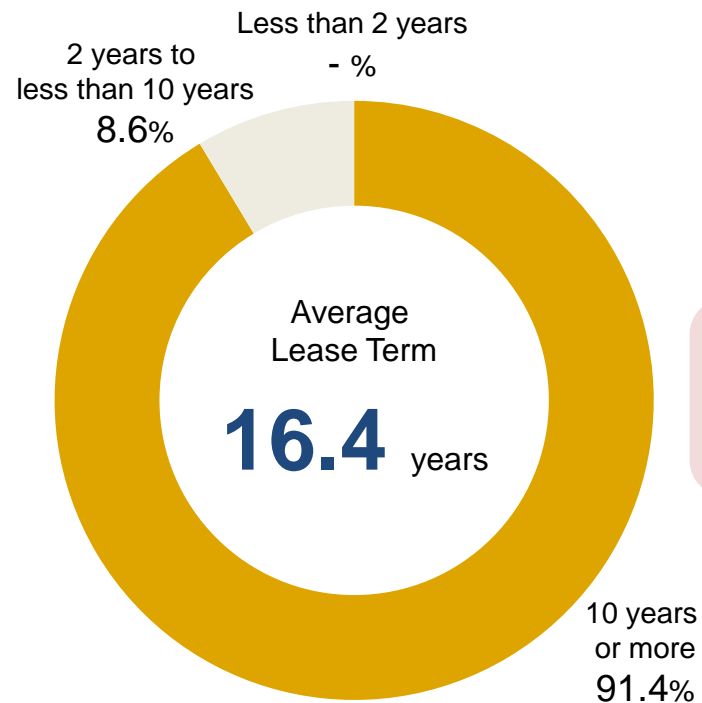


I-1 IIF Kobe District Heating and Cooling Center

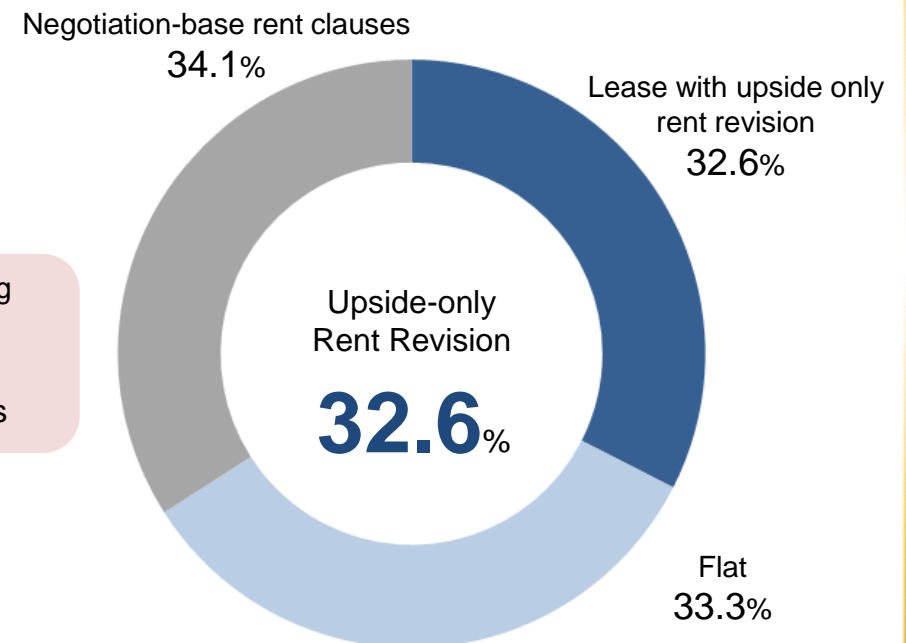
Asset Stability (1) – Optimal Lease Contracts Provide Rental Revenue Stability

Stable Cash Flow from Long-term Lease Contracts with Well-Balanced Rent Revision

Lease-term (based on annual rent)



Rent revision type (based on annual rent)



【Reference】

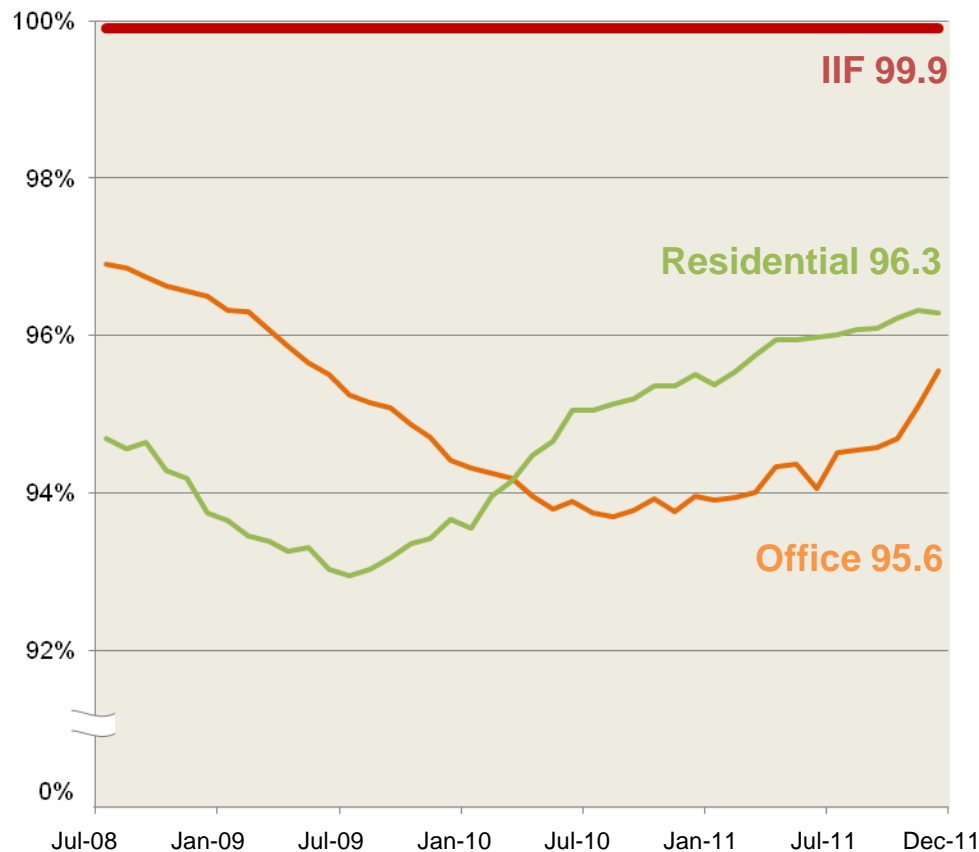
<u>Office</u>	<u>Residential</u>
Average Lease Term	Average Lease Term
2.0 years	2.0 years

(Source) General Lease Term
Office : Sanko Estate,
Residential : Real Estate Transaction Improvement Organization

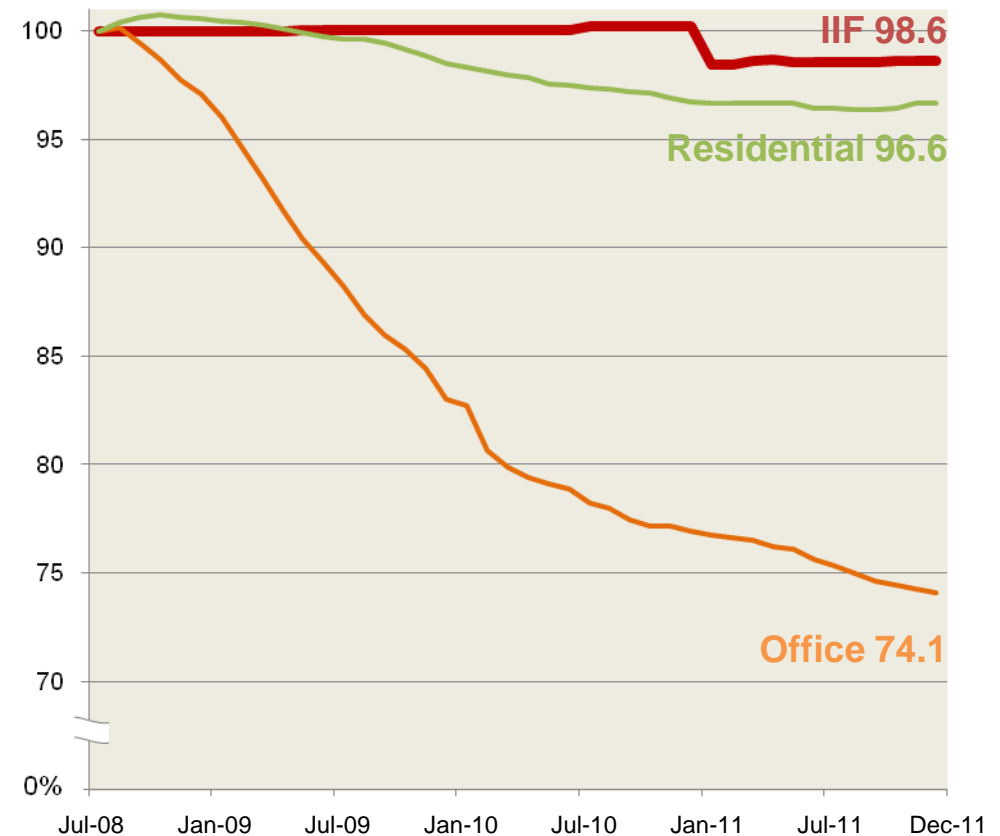
Asset Stability (2) — Stable High Occupancy Rate and Stable Rent Income

Greater Stability in Terms of Occupancy and Rent Income as Compared to Other Asset Classes

Stable High Occupancy Rate



Stable Rent Income



(Source) Occupancy Ratio / "ARES, The Association for REAL ESTATE Securities J-REIT Property Database" (except IIF)

(Note1) Occupancy rates for the whole J-REITs, office buildings and residential facilities are based on the chronological data of occupancy rates (all the assets incorporated) published by ARES

(Note2) As for office buildings and residential facilities an average occupancy rate among properties held by J-REITs for each asset class

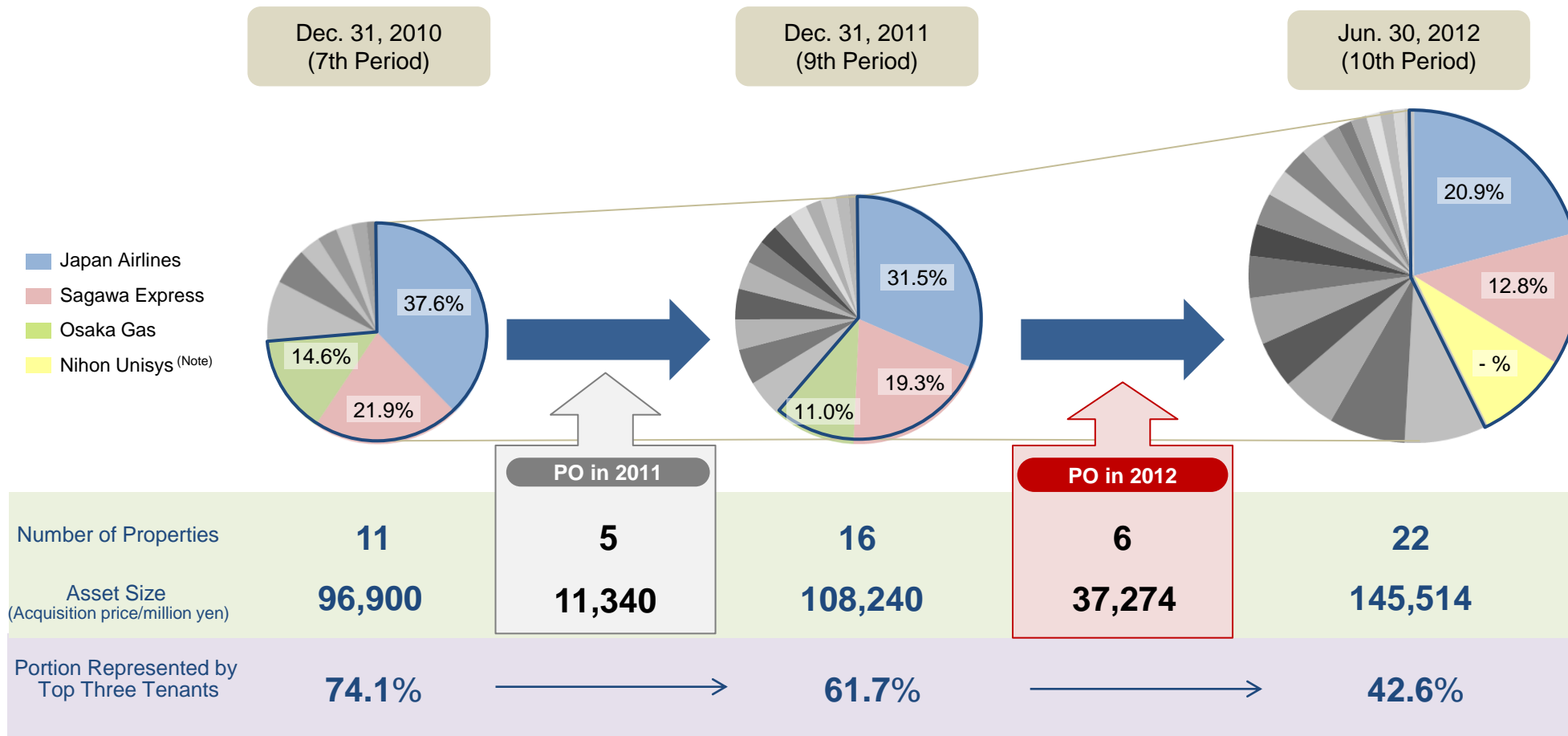
(Source) Recruit Co., Ltd., "Recruit Residential Price Index",

Miki Shoji Co., Ltd., "Tokyo (5 Central Wards) Office Building Market Research Report"

(Note1) Rents in Jul. 2008 are indexed at 100%. Weighted average of indexed rent of each property as of the end of each month (rent as of acquisition=100)

Asset Stability (3) – Tenant Diversification

Tenant Diversification (based on annual rent)



(Note) We have not obtained necessary permission from the lessee to disclose this information

Debt Stability (1) — Sound Financial Strength

Track Record of Stable LTV Control and Long-Term and Fixed Debt Policy

	Period ended Jun. 30, 2009 (4th Period)	Period ended Dec. 31, 2009 (5th Period)	Period ended Jun. 30, 2010 (6th Period)	Period ended Dec. 31, 2010 (7th Period)	Period ended Jun. 30 2011 (8th Period)	Period ended Dec. 31, 2011 (9th Period)	Period ended Jun. 30, 2012 (10th Period)	Period ended Dec. 31, 2012 (11th Period) (Forecast)
(1) LTV (excluding subordinated loan)	49.4%	49.6%	49.2%	49.5%	47.8%	49.7%	49.1%	51.8%
(2) LTV (including subordinated loan)	57.1%	57.3%	56.9%	57.2%	54.8%	54.9%	51.6%	51.8%
(3) Long-term debt ratio	38.7%	59.7%	76.5%	79.8%	98.2%	100.0%	100.0%	100.0%
(4) Fixed debt ratio	0.0%	3.4%	3.4%	3.4%	25.0%	46.9%	61.4%	66.3%
(5) Average term	2.0 years	2.5 years	2.9 years	3.0 years	4.2 years	4.8 years	5.3 years	5.4 years
(6) Average remaining term	1.3 years	1.5 years	1.7 years	2.1 years	3.1 years	3.8 years	4.2 years	4.1 years
(7) Average interest rate	1.33%	1.35%	1.37%	1.37%	1.54%	1.32%	1.31%	1.28%

(1) From the end of the 4th Period to the end of the 8th Period: Total interest-bearing debt (excluding subordinated investment corporation bond)/total assets. From the end of the 9th period to the end of the 11th period (forecast): Total interest-bearing debt (excluding subordinated loan)/total assets

(2) From the end of the 4th Period to the end of the 8th Period: Total interest-bearing debt (including subordinated investment corporation bond)/total assets. From the end of the 9th period to the end of the 11th period (forecast): Total interest-bearing debt (including subordinated loan)/total assets

(3) From the end of the 4th Period to the end of the 8th Period: (Long-term borrowing + Subordinated investment corporation bond)/total interest-bearing debt. From the end of the 9th period to the end of the 11th period (forecast): Long-term borrowing/total interest-bearing debt (including subordinated loan)

(4) From the end of the 4th Period to the end of the 8th Period: Total fixed-rate borrowing/total interest-bearing debt (including subordinated investment corporation bond).

From the end of the 9th period to the end of the 11th period (forecast): Total fixed-rate borrowing/total interest-bearing debt (including subordinated loan)

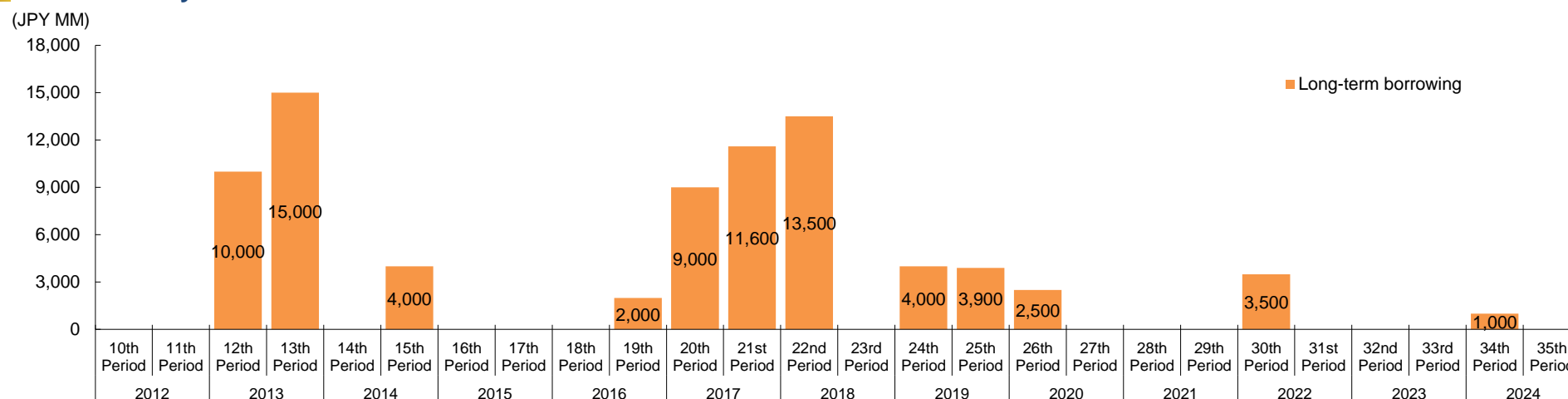
* Fixed-rate borrowing includes borrowing which interest rate is planned to be fixed by utilizing interest rate swap

(5) Calculated by the borrowing term at the end of each period. As to 11th period, calculated by the forecast borrowing term at Sep. 28, 2012

(6) Calculated by averaging remaining term of each borrowing subordinated investment corporation bond and subordinated loan weighting according to the borrowing amount. As to forecast of 11th period, calculated by the remaining term at Sep. 28, 2012

(7) Average interest rate is based on the interest rate at the end of each period. As to borrowing of 11th period (forecast), applicable interest rate is based on the rate of Sep. 28, 2012, and applicable interest rate of other borrowing in 11th period is based on the rate of Aug. 8, 2012

Debt Maturity

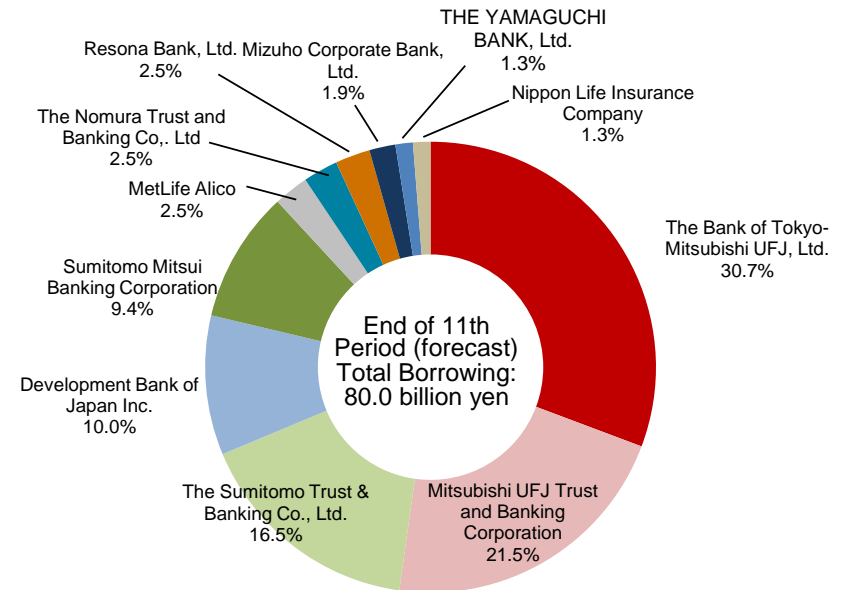


Debt Stability (2) — Well Diversified Lender Formation

Lender Status

	Classification	Outstanding Balance (million yen)(Note 1)		Date of Borrowing	Interest Rate (Note 2) (%)	Maturity date	Fixed/ Variable	Borrowing term	Remaining period (Note 6)
	Lender	Breakdown	Total						
Long-term borrowing	MetLife Alico Insurance company	2,000	2,000	Dec. 25, 2009	1.70000	Dec. 25, 2014	Fixed	5 years	2.2 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,765							
	Mitsubishi UFJ Trust and Banking Corporation	3,471	10,000	Feb. 26, 2010	1.13643	Feb. 28, 2013	Variable	3 years	0.4 years
	Sumitomo Mitsui Trust Bank, Limited	2,764							
	Sumitomo Mitsui Trust Bank, Limited	2,500							
	Nomura Trust and Banking Co., Ltd.	2,000	7,500	Sep. 30, 2010	0.93643	Sep. 30, 2013	Variable	3 years	1.0 years
	Resona Bank, Ltd.	2,000							
	THE YAMAGUCHI BANK, Ltd.	1,000							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,900	7,500	Oct. 19, 2010	0.93643	Oct. 18, 2013	Variable	3 years	1.1 years
	Mitsubishi UFJ Trust and Banking Corporation	3,600							
	Sumitomo Mitsui Banking Corporation	2,000	2,000	Dec. 30, 2010	1.03643	Dec. 30, 2014	Variable	4 years	2.3 years
	Development Bank of Japan Inc.	5,000	5,000	Feb. 28, 2011	1.70000	Feb. 27, 2018	Fixed	7 years	5.4 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,200							
	Mitsubishi UFJ Trust and Banking Corporation	2,950	8,500	Mar. 11, 2011	1.76500	Mar. 9, 2018	Fixed (Note 4)	7 years	5.4 years
	Sumitomo Mitsui Trust Bank, Limited	2,350							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	2,000	Aug. 31, 2011	1.16750	Aug. 31, 2016	Fixed (Note 4)	5 years	3.9 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,463							
	Mitsubishi UFJ Trust and Banking Corporation	4,057	11,600	Sep. 30, 2011	1.30000	Sep. 30, 2017	Fixed (Note 4)	6 years	5.0 years
	Sumitomo Mitsui Trust Bank, Limited	3,080							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,823							
	Mitsubishi UFJ Trust and Banking Corporation	2,603	7,500	Mar. 6, 2012	0.94500	Mar. 6, 2017	Fixed (Note 4)	5 years	4.4 years
	Sumitomo Mitsui Trust Bank, Limited	2,074							
	Sumitomo Mitsui Banking Corporation	1,500	1,500		0.94500	Mar. 6, 2017	Fixed (Note 4)	5 years	4.4 years
	Development Bank of Japan Inc.	1,000	1,000		2.22000	Mar. 29, 2024	Fixed	12 years	11.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000		1.90500	Mar. 30, 2022	Fixed (Note 4)	10 years	9.5 years
	Sumitomo Mitsui Banking Corporation	500	500		1.90500	Mar. 31, 2022	Fixed (Note 4)	10 years	9.5 years
	Development Bank of Japan Inc.	2,000	2,000		1.90000	Mar. 29, 2022	Fixed	10 years	9.5 years
	Mizuho Corporate Bank, Ltd.	1,500	1,500	Mar. 30, 2012	1.56100	Mar. 31, 2020	Fixed (Note 4)	8 years	7.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	565							
	Mitsubishi UFJ Trust and Banking Corporation	520	1,500		1.32375	Mar. 29, 2019	Fixed (Note 4)	7 years	6.5 years
	Sumitomo Mitsui Trust Bank, Limited	415							
	Sumitomo Mitsui Banking Corporation	1,500	1,500		1.32375	Mar. 31, 2019	Fixed (Note 4)	7 years	6.5 years
	Nippon Life Insurance Company	1,000	1,000		1.42000	Jun. 30, 2020	Fixed (Note 4)	8 years	7.8 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	583	583	Jun. 29, 2012	1.17500	Jun. 28, 2019	Fixed (Note 4)	7 years	6.8 years
	Sumitomo Mitsui Banking Corporation	417	417		1.17500	Jun. 28, 2019	Fixed (Note 4)	7 years	6.8 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,274	2,274	Sep. 28, 2012	1.15750 (Note 3)	Sep. 30, 2019	Fixed (Note 4)	7 years	7.0 years
	Sumitomo Mitsui Banking Corporation	1,626	1,626		1.15750 (Note 3)	Sep. 30, 2019	Fixed (Note 4)	7 years	7.0 years
Total / Average			80,000		1.28			5.4 years	4.1 years

Breakdown of Lender Formation



(Note 1) Outstanding balance as of Sep. 28, 2012 is disclosed

(Note 2) The applicable rate is based on the interest rate as of Aug. 8, 2012. The average is calculated by weighting the rate for each borrowings according to the borrowing amount.

(Note 3) The applicable rate is based on the interest rate as of Sep. 28, 2012.

(Note 4) IIF signed an interest rate swap contract to fix the interest rate.

(Note 5) The remaining term for the existing borrowing is calculated with the base date as of Sep. 28, 2012. The average is calculated by weighting the remaining term of each borrowings according to the borrowing amount.

Strategy for Achieving Sustainable Growth in Unitholders' Value

Asset	External Growth while Enhancing Profitability of Our Portfolio	As of Dec. 31, 2010 (7th Period)		PO in 2011		As of Dec. 31, 2011 (9th Period)		PO in 2012		Post-PO (Note)	
		Number of properties	11	+	5	⇒	16	+	6	⇒	22
		Total acquisition price (Million yen)	96,900	+	11,340	⇒	108,240	+	37,274	⇒	145,514
		Averaged NOI yield	5.0%	+	6.9%	⇒	5.3%	+	7.1%	⇒	5.9%
<ul style="list-style-type: none"> Asset acquisition with improvements in portfolio profitability 											

Debt	Improved Financial Stability AA-	As of Dec. 31, 2010 (7th Period)		As of Dec. 31, 2011 (9th Period)		Post-PO (Note)	
		LTV	57.2%		54.9%		51.6%
		Long-term debt ratio	79.8%		100.0%		100.0%
		Fixed debt ratio	3.4%		46.9%		61.4%
		Average interest rate	1.37%		1.32%		1.31%
<ul style="list-style-type: none"> Stable LTV control Longer debt maturity Fixed debt policy Maintain debt cost 							

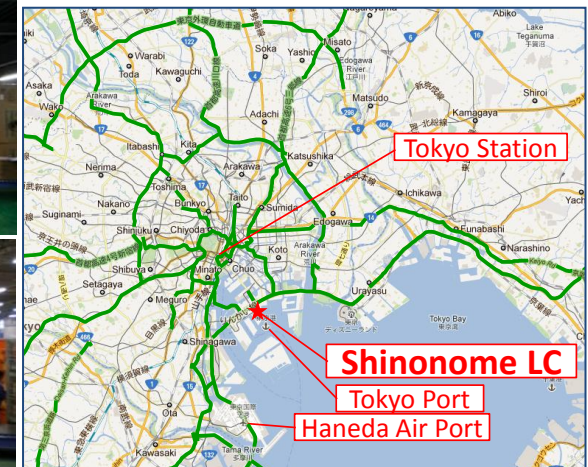
Equity	Improvement and Stabilization of DPU	7th Period (actual)		PO in 2011		9th Period (actual)		PO in 2012		11th Period (forecast)	
		DPU (Yen)	10,102		22.5% increase		12,377		15.2% increase		14,263
<ul style="list-style-type: none"> Aiming to Boost DPU and expand the Asset size by acquiring high yield properties through PO 											

(Note) Actual value of the period ended Jun. 2012 (10th period)

B. Properties Data and Additional Reference

Important Facilities — IIF Shinonome Logistics Center

Logistics Centers



Long-term Usability

- One of the only five hub transport centers for the tenant, covering Tokyo 23 wards
- Handles more than 10% of the tenant's daily cargo volume (400,000 parcels), which is the largest among the tenant's facilities
- More than 500 employees operate 24 hours collecting, sorting, and delivering cargos

Versatility

- Located within central Tokyo, with high accessibility to various transportations, the facility has an extensive versatility for other tenant use

Tenant

Sagawa Express Co., Ltd.

Boasts a second largest market share (34.7%) player of the parcel delivery service industry in Japan.

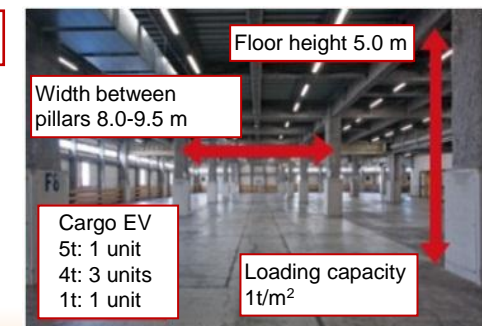
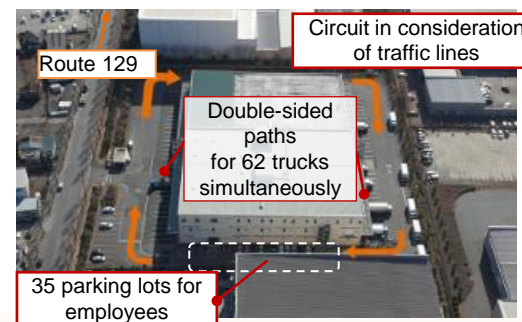
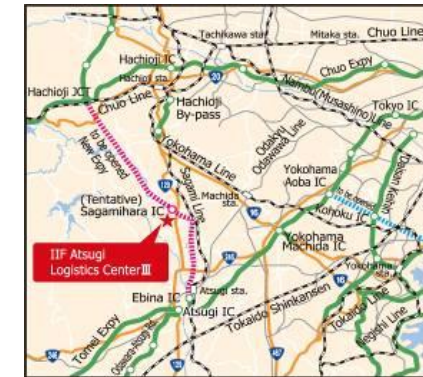
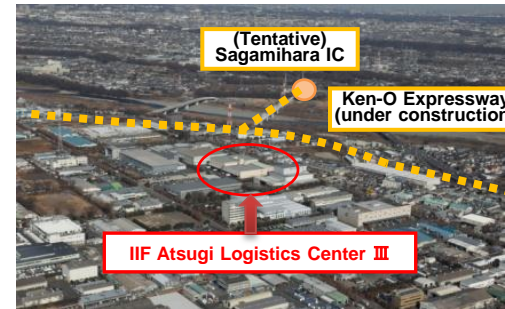
Lease Term

20 years

From Feb. 26, 2006 to Feb. 20, 2026

Important Facilities — IIF Atsugi Logistics Center III

Logistics Centers



Long-term Usability

- Largest in Kanagawa inland, operating 24 hours everyday
- Important area for 3PL logistics of major food service industry and retailer
- Equipped with some standard specifications as a logistics facility covering broad areas with both transit/storage functions

Versatility

- Good access to massive consumption area such as West Tokyo, Kawasaki/Yokohama
- Improve access to Tomei and Chuo expressways due to the opening of Ken-O-Do (2012 to 2013)

Tenant

Tokyo Logistics Factory CO. LTD

Logistics company active mainly in Tama, Center of Kanagawa and West Saitama

Lease Term

5.3 years

From Oct. 27, 2011 to Jan. 31, 2017

Important Facilities — IIF Totsuka Technology Center (land with leasehold)

Manufacturing and R&D

Building for Environmental Experiments



- Eiffle-type Boundary Layer Wind Tunnel Experiment Machine Facility which measures wind pressure, wind vibration, and create the circumstance of building-induced wind by hit the wind to structures



Building for Hydraulic Engineering Experiments

- Oceanic coastal water pool, multi-directional wave construction machine

Facility for inspect the effect on offshore structure by creating the same environment as the sea by using of multi angle wave making apparatus which have reflected wave absorbing machine



Building for Anti-Thermal Experiments

- 20MN Loaded Heating Furnace Facility for actual-size model loaded fire resistance test of pillar material such as ultra-high-strength concrete and flexural member such as composite slab



(Source: Taisei Corporation)

(Note) IIF has acquired only the land and does not own the building facilities in the above photo

Long-term Usability

- The only R&D center supporting the research and development of Taisei Corporation
- Researchers of both basic technology and technology development are in the large area
- Fostering future technology in 10 laboratories and research facilities with the industry-leading experimental equipment

Versatility

- Surrounded by high-end commuter town to Tokyo, the asset could potentially be replaced as a condominium development as well

Tenant

Taisei Corporation

The third largest construction company in Japan
Sale of period ended Mar 2012: JPY 1,324Bn
Research and development expenses: JPY 9Bn

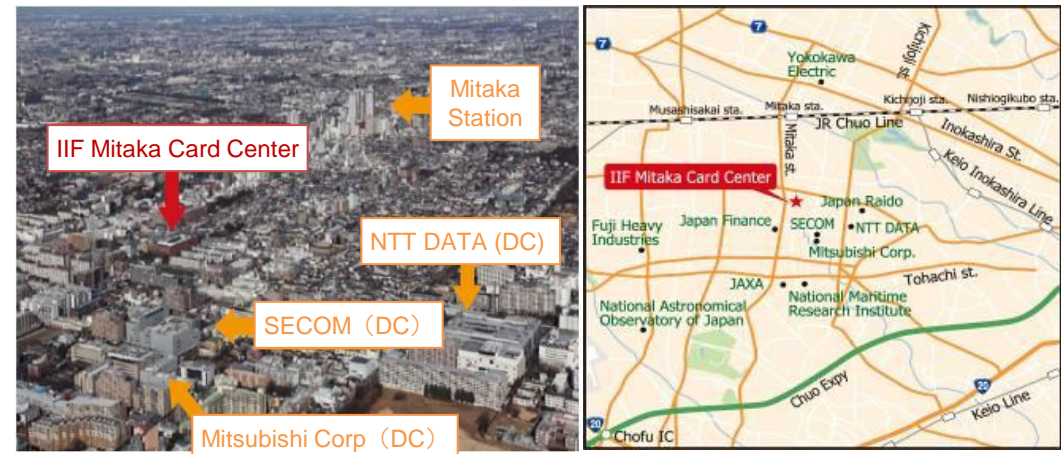
Lease Term

30 years

From Mar. 31, 2010 to Mar. 30, 2040

Important Facilities — IIF Mitaka Card Center

Manufacturing and R&D



Emergency power generator



Special high-pressure power



UPS facility



The well for disaster prevention and watering plants.(Supply to Mitaka City)

Long-term Usability

- Prompt and seamless collaboration with their headquarter office in Aoyama in case of emergency (Approximately 40 minutes) away by train
- User-friendly facility for exclusive use

Versatility

- Good access to the Metropolitan area (approximately 15 minutes to Shinjuku and 30 minutes to Tokyo)
- Emergency power generator and UPS which support continuous operations in an emergency (emergency power generator is able to supply power to the entire building for consecutive 48 hours)

Tenant

JCB Co., Ltd.

Only Japanese international credit card company

Lease Term

16.5 years

From Aug. 30, 2002 to Feb. 28, 2019

Important Facilities — IIF Shinonome R&D Center

Manufacturing and R&D



Special high-pressure power



Emergency power generator



Storage battery



UPS facility

Long-term Usability

- User-friendly facility for exclusive use
- Important facility: Tenant invests such as air conditioners (Note) in the server rooms and other space

(Note) Construction start from May. 2012

Versatility

- Located near the Tokyo Metro Yurakucho Line “Toyosu Station” and within 4.5 km straight-line distance from Tokyo Station
- Data centers of financial institutions gathered in the neighbouring office buildings
- Emergency power generator and UPS

Tenant

Nihon Unisys, Ltd.,

Japanese major service integrator listed in the first section of the TSE

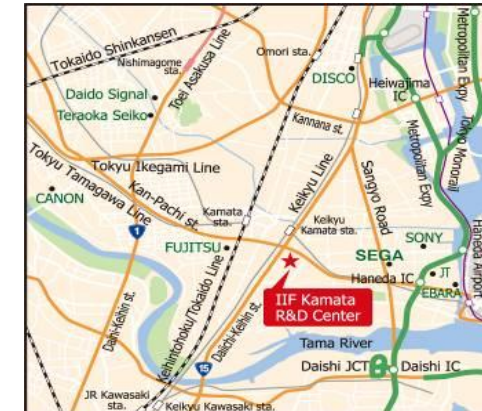
Lease Term

24 years

From Apr. 1, 1989 to Mar. 31, 2013

Important Facilities — IIF Kamata R&D Center

Manufacturing and R&D



Darkroom



Clean room



Trial production work



Air Shower Room

Long-term Usability

- The only facility for all the business department of the tenant
- Facility developed for the tenant's exclusive use

Versatility

- Located in Ota ward, where many manufacturing businesses and research institutes operate and walking distance from Kamata sta. (JR Keihin-Tohoku Line) and Keikyu Kamata sta. (Keihin Kyuko)
- Emergency power generating and UPS which support continuous operations in an emergency

Tenant

Tokyo Keiki Inc.

Well-established precision equipment manufacturer in business for 116 years and listed in the TSE 1st Section

Lease Term

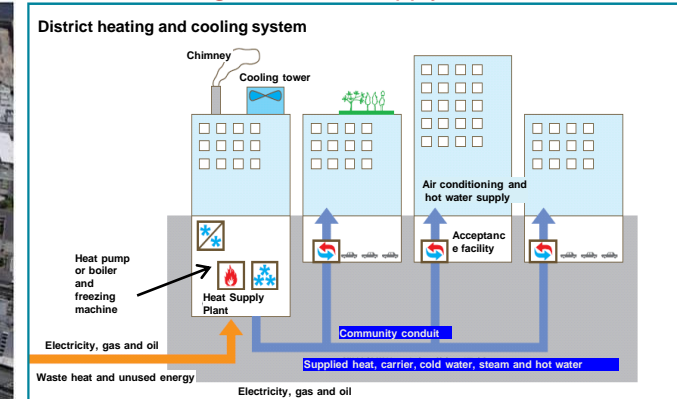
14.9 years

From May. 1, 2011 to Mar. 31, 2026

Important Facilities — IIF Kobe District Heating and Cooling Center



Basic outline of general heat supply business



Source: Ministry of Land, Infrastructure and Transport



Steam boiler



Refrigerating machine



Pipeline for DHC



Pipeline for DHC

Long-term Usability

- Heat supply facility covering Kobe Harborland Area 22.6ha (GFA: 567,000 m²)
- Authorized project* which is a statutory monopoly granted by the Heat Supply Business Act

* Permission from the Minister of METI is required to conduct/abolish the project

Versatility

- Natural gas cogeneration system which is widely-used in many heat supply areas*

* Used in 47 out of 141 heat supply areas in Japan

Tenant

Osaka Gas Co., Ltd.

Nation's second largest city gas supplier

Sales: JPY 1,295Bn in 2012

Lease Term

12 years

From Jun. 7, 2012 to Jun. 6, 2024

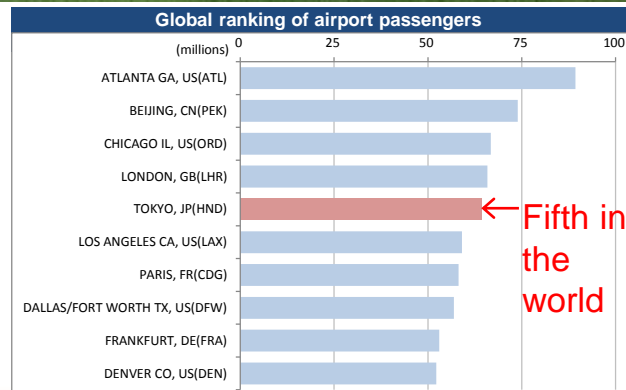
Important Facilities — IIF Haneda Airport Maintenance Center

Infrastructure



- The following maintenance is conducted in M1 and M2 by the Civil Aeronautics Act

Type of Maintenance	Maintenance Interval	Maintenance Period	Main Inspection
A Maintenance	Every 500 flight hours	Approximately 8 hours	Inspection of exterior, engine, wings and landing gear during the time between arrival of the last flight and the first flight of the next morning
C Maintenance	Every 6,000 flight hours or 18 months (earlier of the two)	Approximately 7 days	Inspection and examination of functions and operation of various systems in detail by removing panels
M Maintenance	Every 16,000 flight hours	Approximately 25 days	Systematic and comprehensive inspection, replacement, refurbishment and painting



(SOURCE) ACI Passenger Traffic 2010 FINAL

Long-term Usability

- The most important facility for JAL Group's aircraft maintenance**
* Also function as headquarter of JAL's line maintenance segment
- JAL conducts aircraft maintenance in this facility required the Civil Aeronautics Act**
* Actual value of Jan. 2012

Versatility

- Excellent location surrounded by four runways in the Haneda airport**
- One of the top five heavily used airports in the world in terms of the number of passengers**
※ Haneda airport has flight once every 2 minutes (approx. 3,800,000 per year)
- Maintenance of various type of aircraft**
※ Next-generation medium jet B787 which other airline companies use maintain in the facility

Tenant

Japan Airlines Co., Ltd.

Japan's national flag carrier with 6,160,000 passengers in 2011

Lease Term

15.4 years

From Aug. 10, 2010 to Dec. 31, 2025

Important Facilities — IIF Zama IT Solution Center

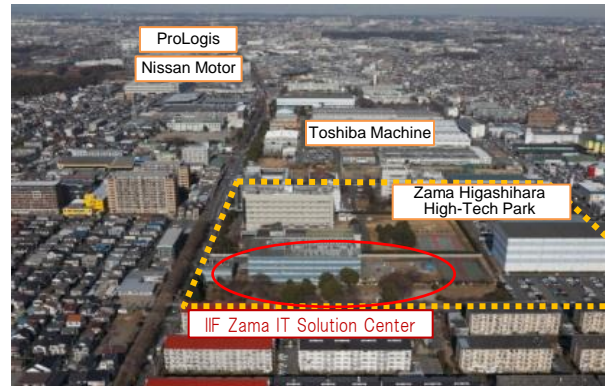
Infrastructure



Private power generator
(renovated in part)



Air conditioner



Long-term Usability

- The backbone base supporting the core business, service business for the tenant
- Major building facilities recently renovated and maintained for long-term use

Versatility

- Equipped with individual air conditioning, room height of 2,500 mm (free-access floor 600 mm), floor load 500 kg/m², two high-pressure power receiving system, electric power supply enabling high versatile, stability and extensivity and making it a versatile facility for the use of R&D facility and back office

Tenant

IBM Japan, Ltd.

Japanese subsidiary of IBM Corporation, a global IT company

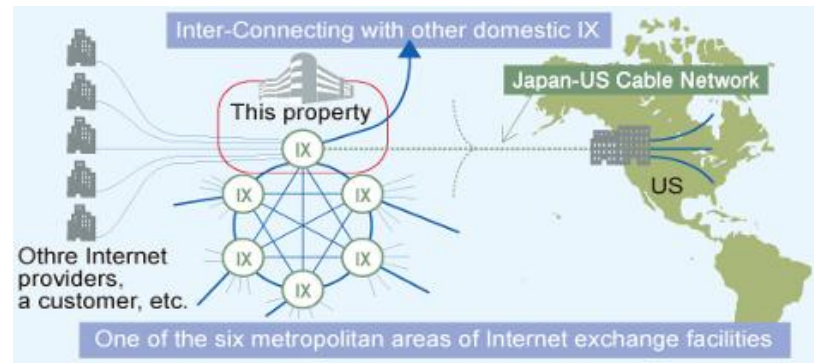
Lease Term

10 years

From Jul. 26, 2011 to Jul. 25, 2021

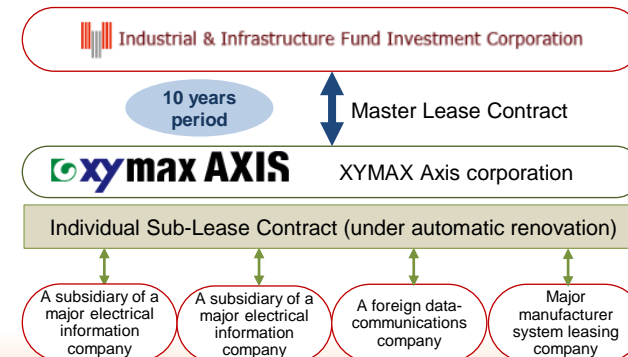
Important Facilities — IIF Shinagawa Data Center

Infrastructure



Source: Mitsubishi Research Institute, Inc. investigation

※JAPAN-US Cable Network is inter-connecting domestic and foreign communication carrier with the termination equipment collected in this facility in Japan, the U.S. mainland, and Hawaii with the route of two north and south and optical cable network



Long-term Usability

- Installment of the termination equipment of the undersea optical fiber of JAPAN-US Cable Network
- One of the distributed management system, which has six Tokyo Metropolitan areas of internet exchange facilities for redundancy security

Versatility

- Within the walking distance of Yokohama Line/Shonan-Shinjuku Line's JR Nishi-Ooi sta. from which good access to Tokyo's major terminal stations is enjoyed
- High-spec and stability as "intelligent" building with individual air conditioning, room height 2,500 mm (free-access floor 500 mm), 600 kg/m2, 3 special high pressure lines

Tenant

XYMAX Axis Corporation

Master lessee which has know how of leasing and management of data center

Lease Term

10 years

From Mar. 7, 2012 to Mar. 6, 2022

Our Portfolio (1)

Property Number (Note 1)	Name of Property	Location	Date Completed (Note 1)	Acquisition Price (million yen)	Percentage	Appraisal Value as of the End of Period (million yen) (Note 2)	Percentage	Total Leasable Area (Note 3)	Percentage	Occupancy Rate (Note 4)	PML (Note 5)
L-1	IIF Shinonome Logistics Center (Note 6)	Koto-ku, Tokyo	February 2006	13,700	9.4%	14,600	9.7%	27,493.29m ²	5.9%	100.0%	4.6%
L-4	IIF Noda Logistics Center	Noda-shi, Chiba	March 2006	6,500	4.5%	6,880	4.6%	38,828.10m ²	8.3%	100.0%	0.3%
L-5	IIF Shinsuna Logistics Center	Koto-ku, Tokyo	June 1998	5,300	3.6%	5,810	3.9%	5,741.75m ²	1.2%	100.0%	6.4%
L-6	IIF Atsugi Logistics Center	Atsugi-shi, Kanagawa	January 2005	2,100	1.4%	1,870	1.2%	10,959.68m ²	2.3%	100.0%	8.7%
L-7	IIF Koshigaya Logistics Center	Koshigaya-shi, Hyogo	September 1985	2,000	1.4%	2,290	1.5%	10,113.50m ²	2.2%	100.0%	2.6%
L-8	IIF Nishinomiya Logistics Center	Nishinomiya-shi, Hyogo	May 1997	1,300	0.9%	1,490	1.0%	10,608.00m ²	2.3%	100.0%	9.1%
L-9	IIF Narashino Logistics Center (land with leasehold)	Narashino-shi, Chiba	—	1,190	0.8%	2,040	1.4%	19,834.71m ²	4.3%	100.0%	—
L-10	IIF Narashino Logistics Center II (land with leasehold)	Narashino-shi, Chiba	—	3,350	2.3%	3,970	2.6%	58,070.00m ²	12.4%	100.0%	—
L-11	IIF Atsugi Logistics Center II	Atsugi-shi, Kanagawa	October 1992	3,100	2.1%	3,300	2.2%	20,661.13m ²	4.4%	100.0%	7.6%
L-12	IIF Yokohama Tsuduki Logistics Center	Yokohama-shi, Kanagawa	September 1998	2,350	1.6%	2,690	1.8%	9,464.03m ²	2.0%	100.0%	8.7%
L-13	IIF Saitama Logistics Center	Saitama-shi, Saitama	December 1989	1,490	1.0%	1,730	1.2%	8,995.00m ²	1.9%	100.0%	4.2%
L-14	IIF Nagoya Logistics Center	Nagoya-shi, Aichi	April 1990	1,050	0.7%	1,130	0.8%	8,721.01m ²	1.9%	100.0%	8.7%
L-15	IIF Atsugi Logistics Center III	Atsugi-shi, Kanagawa	October 1981	2,290	1.6%	2,560	1.7%	16,584.64m ²	3.6%	100.0%	7.3%
Logistics Centers Total				45,720	31.4%	50,360	33.6%	246,074.84m ²	52.8%	100.0%	—
F-1	IIF Totsuka Technology Center (land with leasehold)	Yokohama-shi, Kanagawa	—	4,500	3.1%	4,760	3.2%	31,442.47m ²	6.7%	100.0%	—
F-2	IIF Yokohama Tsuduki Technology Center	Yokohama-shi, Kanagawa	February 1996	1,100	0.8%	1,250	0.8%	4,655.48m ²	1.0%	100.0%	3.3%
F-3	IIF Mitaka Card Center	Mitaka-shi, Tokyo	April 1994	8,700	6.0%	9,160	6.1%	21,615.01m ²	4.6%	100.0%	6.7%
F-4	IIF Shinonome R&D Center	Koto-ku, Tokyo	March 1989	8,800	6.0%	10,700	7.1%	17,045.30m ²	3.7%	100.0%	4.5%
F-5	IIF Kamata R&D Center	Ohta-ku, Tokyo	June 1988	7,200	4.9%	7,510	5.0%	21,896.56m ²	4.7%	100.0%	7.7%
Manufacturing and R&D Facilities Total				30,300	20.8%	33,380	22.3%	96,654.82m ²	20.7%	100.0%	—
I-1	IIF Kobe District Heating and Cooling Center	Kobe-shi, Hyogo	April 1990	18,100	12.4%	14,700	9.8%	11,275.39m ²	2.4%	100.0%	4.2%
I-2	IIF Haneda Airport Maintenance Center	Ohta-ku, Tokyo	June 1993	41,110	28.3%	39,500	26.4%	81,995.81m ²	17.6%	100.0%	M1: 4.5% M2: 3.2%
I-3	IIF Zama IT Solution Center	Zama-shi, Kanagawa	November 1988	5,384	3.7%	5,600	3.7%	10,931.89m ²	2.3%	100.0%	7.3%
I-4	IIF Shinagawa Data Center	Shinagawa-ku, Tokyo	August 1989	4,900	3.4%	6,300	4.2%	19,547.11m ²	4.2%	100.0%	8.9%
Infrastructure Facilities Total				69,494	47.8%	66,100	44.1%	123,750.20m ²	26.5%	100.0%	—
Portfolio Total				145,514	100.0%	149,840	100.0%	466,479.86m ²	100.0%	100.0%	3.8%

(Note 1) The Date Completed is the year and month when each new property was recorded in the registry book

(Note 2) The Appraisal Value as of the End of Period represents the value as of Jun. 30, 2012

(Note 3) The Total Leasable Area represents the leasable area relating to the building provided in each leasehold contract

(Note 4) The occupancy rate of IIF Kobe is calculated as of Jul. 12, 2012, including the lease of expansion space (280.13m²) signed on Jun. 6, 2012

(Note 5) The PML is the figure as Jan. 2012. The PML for IIF Haneda Airport Maintenance Center represents the data for M1 and M2 respectively. Portfolio Total is not added the effect of properties acquired in 7th period and 8th period

(Note 6) For IIF Shinonome Logistics Center, the total leasable area provided in the lease contract was multiplied by 53% (the proportion of quasi-ownership of the trust beneficiary certificates). The calculated value is the appraisal value for the 53% quasi-ownership ratio of the beneficiary right. The total leasable area was rounded to the nearest tenth

Our portfolio (2)

Property Number	Name of Property	Name of Tenants	Annual Rent (million yen) (Note 1,2)	Percentage (Note 3)	Type of Contract	Lease Term (Note 2)			Lease Term	Lease Term Remaining (Note 4)
L-1	IIF Shinonome Logistics Center	Sagawa Express Co., Ltd.	795	9.0%	Fixed-term	2006/2/21	~	2026/2/20	20.0 years	13.5 years
L-4	IIF Noda Logistics Center	Mitsubishi Corporation LT, Inc.	Not disclosed	—	Fixed-term	2006/4/10	~	2016/4/10	10.0 years	3.7 years
		Mitsubishi Electric Logistics Corporation	Not disclosed	—	Fixed-term	2011/5/1	~	2016/4/30	5.0 years	3.7 years
L-5	IIF Shinsuna Logistics Center	Sagawa Express Co., Ltd.	338	3.8%	Ordinary Building Lease	1998/7/15	~	2018/7/14	20.0 years	5.9 years
L-6	IIF Atsugi Logistics Center	Fuji Logitech Co., Ltd.	Not disclosed	—	Fixed-term	2012/7/1	~	2017/6/30	5.0 years	4.9 years
L-7	IIF Koshigaya Logistics Center	kabushikigaisya Tsukasa	151	1.7%	Fixed-term	2011/1/1	~	2020/12/31	10.0 years	8.4 years
L-8	IIF Nishinomiya Logistics Center	Suzuyo Corporation	120	1.4%	Fixed-term	2005/8/25	~	2025/8/31	20.0 years	13.1 years
L-9	IIF Narashino Logistics Center (land with leasehold)	Kajima Leasing Corporation/JA Mitsui Leasing, Ltd.	Not disclosed	—	Fixed-term	2001/9/1	~	2021/8/31	20.0 years	9.1 years
L-10	IIF Narashino Logistics Center II (land with leasehold)	Mitsubishi UFJ Trust and Banking Corporation	232	2.6%	Fixed-term	2011/4/28	~	2061/4/26	50.0 years	48.8 years
L-11	IIF Atsugi Logistics Center II	Sun Toshi Tatemono Co., Ltd.	Not disclosed	—	Ordinary Building Lease	2012/9/1	~	2022/8/31	10.0 years	10.1 years
L-12	IIF Yokohama Tsuduki Logistics Center	Tokyo Logistics Factory Co., Ltd.	Not disclosed	—	Fixed-term	2009/4/1	~	2024/3/31	15.0 years	11.7 years
L-13	IIF Saitama Logistics Center	MM Corporation	134	1.5%	Ordinary Building Lease	2007/5/24	~	2014/11/30	7.5 years	2.3 years
L-14	IIF Nagoya Logistics Center	DHL Supply Chain Kabushiki Kaisya	97	1.1%	Fixed-term	2011/3/14	~	2014/3/13	3.0 years	1.6 years
L-15	IIF Atsugi Logistics Center III	Tokyo Logistics Factory Co., Ltd.	Not disclosed	—	Fixed-term	2011/10/27	~	2017/1/31	5.3 years	4.5 years
F-1	IIF Totsuka Technology Center(land with leasehold)	Taisei Corporation	276	3.1%	Fixed-term	2010/3/31	~	2040/3/30	30.0 years	27.7 years
F-2	IIF Yokohama Tsuduki Technology Center	TÜV Rheinland Japan Ltd.	115	1.3%	Fixed-term	2008/10/1	~	2030/9/30	22.0 years	18.2 years
F-3	IIF Mitaka Card Center	JCB Co., Ltd.	730	8.2%	Ordinary Building Lease	2002/8/30	~	2019/2/28	16.5 years	6.6 years
F-4	IIF Shinonome System Development Center	Nihon Unisys, Ltd.	Not disclosed	—	Ordinary Building Lease	1989/4/1	~	2013/3/31	24.0 years	0.6 years
F-5	IIF Kamata R&D Center	Tokyo KEIKI Inc.	Not disclosed	—	Fixed-term	2011/5/1	~	2026/3/31	14.9 years	13.7 years
I-1	IIF Kobe District Heating and Cooling Center	Osaka Gas Co., Ltd.	640	7.2%	Fixed-term	2012/6/7	~	2024/6/6	12.0 years	11.8 years
			20	0.2%	Fixed-term	2012/6/7	~	2024/6/6	12.0 years	11.8 years
I-2	IIF Haneda Airport Maintenance Center	Japan Airlines Co., Ltd.	1,849	20.9%	Fixed-term	2010/8/10	~	2025/12/31	15.4 years	13.4 years
I-3	IIF Zama IT Solution Center	IBM Japan, Ltd.	Not disclosed	—	Fixed-term	2011/7/26	~	2021/7/25	10.0 years	9.0 years
I-4	IIF Shinagawa Data Center	XYMAX AXIS Corporation	Not disclosed	—	Fixed-term	2012/3/7	~	2022/3/6	10.0 years	9.6 years

(Note 1) The annual rent for each property is calculated by multiplying the aggregate monthly rent, as indicated in the relevant lease agreement by 12 (The anticipated annual rent for each property was calculated by multiplying the aggregate anticipated monthly rent, as indicated in the relevant lease agreement). The annual rent for IIF Kobe District Heating and Cooling Center is calculated based on the monthly rent provided in the revised lease agreement effective June 7, 2012. The annual rent calculated by rounding the total to the nearest million yen

(Note 2) "Lease term" and "Annual rental rate" are based on the contracts with the tenant by Aug. 8, 2012

(Note 3) "Percentage" is a ratio to the total of the whole tenants' annual rent, and has rounded to the first decimal place

(Note 4) "Lease term remaining" is computed based on the last acquisition date of the property (April 2, 2012), and the expiry date on the lease contract (having effect in the acquisition date concerning Anticipated Acquisitions). The lease term remaining is calculated based on a weighted average of the annual rent

Our Portfolio (3)

Property Number (Note 2)	Name of Property	Book Value (million yen)	Appraisal Value as of the End of Period (million yen)			Applied Rate					
						Direct Capitalization Method	DCF Method		Year-earlier Levels		
			Appraisal Value	Period-Over -Period	Period-Over -Period (%)						
						Capitalization Rate	Discount Rate	Terminal Capitalization Rate	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method
L-1	IIF Shinonome Logistics Center (Note 2)	13,446	14,600	0	0.0%	5.1%	4.7%	5.3%	0.0p	0.0p	0.0p
L-4	IIF Noda Logistics Center	6,013	6,880	+40	+0.6%	5.6%	5.4%	5.8%	0.0p	0.0p	0.0p
L-5	IIF Shinsuna Logistics Center	5,311	5,810	+10	+0.2%	5.1%	4.8%	5.1%	0.0p	0.0p	0.0p
L-6	IIF Atsugi Logistics Center	1,876	1,870	(300)	(13.8%)	6.0%	5.5%	6.0%	0.0p	0.0p	(0.3p)
L-7	IIF Koshigaya Logistics Center	1,972	2,290	+10	+0.4%	5.8%	5.5%	5.9%	0.0p	0.0p	0.0p
L-8	IIF Nishinomiya Logistics Center	1,245	1,490	+20	+1.4%	6.1%	5.8%	6.3%	0.0p	0.0p	0.0p
L-9	IIF Narashino Logistics Center (land with leasehold)	1,223	2,040	+30	+1.5%	—	5.3%	—	—	0.0p	—
L-10	IIF Narashino Logistics Center II (land with leasehold)	3,435	3,970	+80	+2.1%	5.5%	4.4%	6.2%	0.0p	0.0p	0.0p
L-11	IIF Atsugi Logistics Center II	3,272	3,300	+50	+1.5%	5.7%	5.4%	6.0%	0.0p	0.0p	0.0p
L-12	IIF Yokohama Tsuzuki Logistics Center	2,421	2,690	+20	+0.7%	5.5%	5.3%	5.7%	0.0p	0.0p	0.0p
L-13	IIF Saitama Logistics Center	1,532	1,730	+10	+0.6%	6.2%	5.9%	6.5%	0.0p	0.0p	0.0p
L-14	IIF Nagoya Logistics Center	1,099	1,130	0	0.0%	6.4%	6.1%	6.7%	0.0p	0.0p	0.0p
L-15	IIF Atsugi Logistics Center III	2,390	2,560	+20	+0.8%	5.9%	5.6%	6.1%	0.0p	0.0p	0.0p
Logistics Facilities		45,241	50,360	(10)	(0.0%)						
F-1	IIF Totsuka Technology Center(land with leasehold)	4,553	4,760	0	0.0%	—	6.0%	—	—	0.0p	—
F-2	IIF Yokohama Tsuzuki Technology Center	1,185	1,250	0	0.0%	5.9%	5.9%	6.3%	0.0p	0.0p	0.0p
F-3	IIF Mitaka Card Center	9,305	9,160	+50	+0.5%	6.1%	5.9%	6.3%	0.0p	0.0p	0.0p
F-4	IIF Shinonome R&D Center	8,910	10,700	0	0.0%	5.9%	5.7%	6.1%	0.0p	0.0p	0.0p
F-5	IIF Kamata R&D Center	7,573	7,510	0	0.0%	6.1%	5.8%	6.3%	0.0p	0.0p	0.0p
Manufacturing and Research and Development Facilities		31,527	33,380	+50	+0.2%						
I-1	IIF Kobe District Heating and Cooling Center	17,580	14,700	+400	+2.8%	4.5%	3.7%	4.7%	0.0p	0.0p	0.0p
I-2	IIF Haneda Airport Maintenance Center	40,897	39,500	0	0.0%	4.5%	3.7%	5.0%	0.0p	0.0p	0.0p
I-3	IIF Zama IT Solution Center	5,543	5,600	0	0.0%	7.1%	5.8%	7.7%	0.0p	0.0p	0.0p
I-4	IIF Shinagawa Data Center	5,196	6,300	0	0.0%	4.7%	5.2%	5.6%	0.0p	0.0p	0.0p
Infrastructure Facilities		69,218	66,100	+400	+0.6%						
Portfolio Total		145,987	149,840	+440	+0.3%						

(Note 1) The Appraisal Value as of the End of Period, Cap Rate by Direct Approach, Discount Rate by DCF Method and Final Cap Rate by DCF Method are based on the following:

For the period ended Dec. 2011 (9th Period): Based on the research reports on price issued by real-estate appraisers

For the period ended Jun. 2012 (10th Period): Based on the appraisal report of real-estate consultants (Japan Real Estate Institute and CB Richard Ellis)

(Note 2) The appraisal Value as of the End of Period for IIF Shinonome Logistics Center is the appraisal value for 53% quasi-ownership ratio of trust beneficiary right

(Note 3) Figures for IIF Atsugi Logistics Center III, IIF Mitaka Card Center, IIF Shinonome R&D Center, IIF Kamata R&D Center, IIF Zama Solution Center and IIF Shinagawa Data Center are based on the appraisal reports of real-estate consultants (Japan Real Estate Institute) at Jan. 10, 2012

Our Portfolio (4)

Item	L1 (Shinonome)		L4 (Noda)		L5 (Shinsuna)		L6 (Atsugi)		L7 (Koshigaya)		L8 (Nishinomiya)	
	9th	10th	9th	10th	9th	10th	9th	10th	9th	10th	9th	10th
Days	184days	182days	184days	182days	184days	182days	184days	182days	184days	182days	184days	182days
Rent	397	397	222	222	168	168	74	74	75	75	59	59
Others	0	0	18	18	-	-	74	11	0	0	-	-
Total rental business income	397	397	240	240	168	168	149	86	75	75	59	59
Management expenses	31	31	22	21	16	16	6	6	4	4	8	8
Utilities	0	0	5	5	0	0	0	1	0	0	0	0
Taxes and public dues	0	0	0	-	4	-	0	19	4	-	2	-
Repair expenses	1	1	1	1	1	1	1	1	0	0	1	1
Others	0	0	12	12	0	0	0	1	0	0	0	0
Total rental business expenses	34	33	42	41	23	18	9	30	10	6	13	10
NOI	363	364	197	198	145	150	140	56	65	69	46	49
Depreciation and amortization	47	47	58	58	13	13	31	31	22	22	11	11
Rental business profit	315	316	139	139	131	136	109	24	42	46	34	37
Rental deposits	1,457	1,457	222	222	84	84	12	12	37	37	89	89
Guaranteed deposits	-	-	-	-	269	231	-	-	-	-	-	-
Total deposits (Ending balance)	1,457	1,457	222	222	354	315	12	12	37	37	89	89

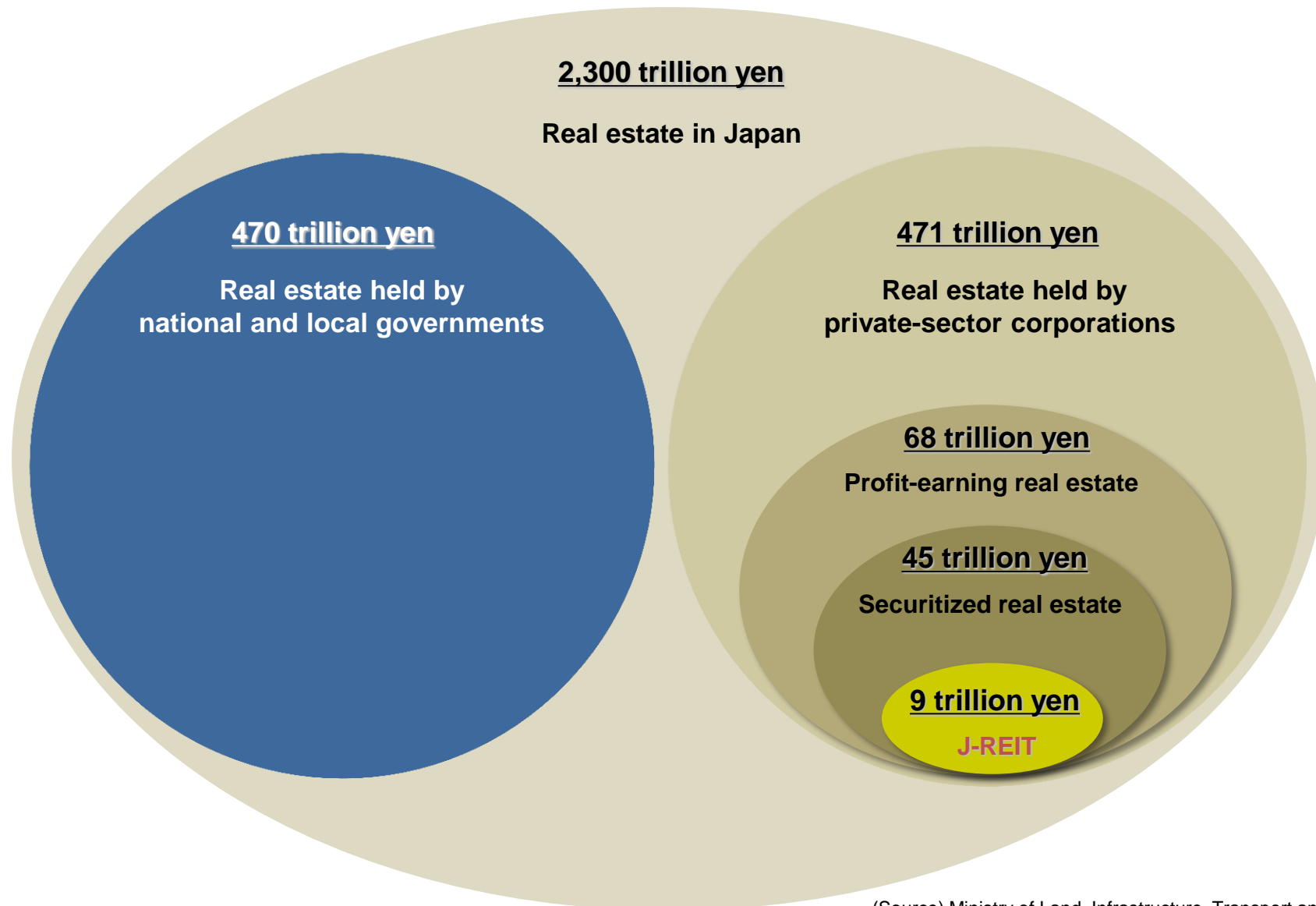
Item	L9 (Narashino)		L10 (Narashino II)		L11 (Atsugi II)		L12 (Yokohama Tsuzuki)		L13 (Saitama)		L14 (Nagoya)		L15 (Atsugi III)	
	9th	10th	9th	10th	9th	10th	9th	10th	9th	10th	9th	10th	9th	10th
Days	184days	182days	184days	182days	184days	182days	184days	182days	184days	182days	184days	182days	0days	116days
Rent			115	115					66	66	48	48	-	
Others			-	-					0	0	-	-	-	
Total rental business income			115	115					66	66	48	48	-	
Management expenses	Not Disclosed	Not Disclosed	-	4	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	-	1	-	2	-	Not Disclosed
Utilities			-	-					0	0	0	0	-	
Taxes and public dues			-	-					1	1	1	0	-	
Repair expenses			0	0					0	0	0	0	-	
Others			0	0					1	1	0	0	-	
Total rental business expenses			0	5					2	5	2	4	-	
NOI	37	38	115	110	119	121	84	80	63	61	46	43	-	55
Depreciation and amortization	-	-	-	-	13	13	12	12	9	9	2	2	-	6
Rental business profit	37	38	115	110	106	108	71	67	54	51	43	40	-	49
Rental deposits			115	115					33	33	48	48	-	
Guaranteed deposits	Not Disclosed	Not Disclosed	-	-	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	-	-	-	-	-	Not Disclosed
Total deposits (Ending balance)			115	115					33	33	48	48	-	

Our Portfolio (5)

Item	F1 (Totsuka)		F2 (Yokohama Tsuzuki)		F3 (Mitaka)		F3 (Shinonome R&D)		F3 (Kamata)	
	8th	9th	8th	9th	8th	9th	8th	9th	8th	9th
Days	184days	182days	184days	182days	0days	90days	0days	116days	0days	116days
Rent	155	154	57	57	-	180	-	Not Disclosed	-	Not Disclosed
Others	0	0	-	-	-	0	-		-	
Total rental business income	155	154	57	57	-	180	-		-	
Management expenses	16	16	8	8	-	0	-		-	
Utilities	-	-	6	6	-	2	-		-	
Taxes and public dues	-	-	0	0	-	1	-		-	
Repair expenses	0	0	0	0	-	0	-		-	
Others	0	0	0	0	-	0	-		-	
Total rental business expenses	17	17	16	16	-	4	-		-	
NOI	137	137	40	41	-	175	-	237	-	165
Depreciation and amortization	-	-	4	4	-	17	-	28	-	15
Rental business profit	137	137	36	36	-	158	-	209	-	149
Rental deposits	276	276	92	92	-	182	-	Not Disclosed	-	Not Disclosed
Guaranteed deposits	-	-	-	-	-	-	-		-	
Total deposits (Ending balance)	276	276	92	92	-	182	-		-	

Item	I1 (Kobe)		I2 (Haneda)		I3 (Zama)		I4 (Shinagawa)		8th (Actual)	9th (Actual)
	8th	9th	8th	9th	8th	9th	8th	9th		
Days	181days	182days	181days	182days	0days	116days	0days	116days		
Rent	377	370	1,345	1,362	-	Not Disclosed	-	Not Disclosed	3,430	4,372
Others	1	1	0	0	-		-		95	85
Total rental business income	378	371	1,345	1,363	-		-		3,526	4,458
Management expenses	13	12	107	99	-		-		239	249
Utilities	0	0	0	0	-		-		20	35
Taxes and public dues	7	1	-	-	-		-		32	34
Repair expenses	1	1	5	5	-		-		17	20
Others	3	3	314	339	-		-		341	421
Total rental business expenses	25	18	427	445	-		-		651	761
NOI	352	352	918	918	-	146	-	123	2,875	3,697
Depreciation and amortization	124	124	232	233	-	23	-	14	586	694
Rental business profit	228	228	685	684	-	122	-	108	2,289	3,002
Rental deposits	2,493	2,145	973	973	-	Not Disclosed	-	Not Disclosed	6,163	8,654
Guaranteed deposits	-	-	-	-	-		-		269	231
Total deposits (Ending balance)	2,493	2,145	973	973	-		-		6,433	8,885

Huge growth potential without high acquisition competition

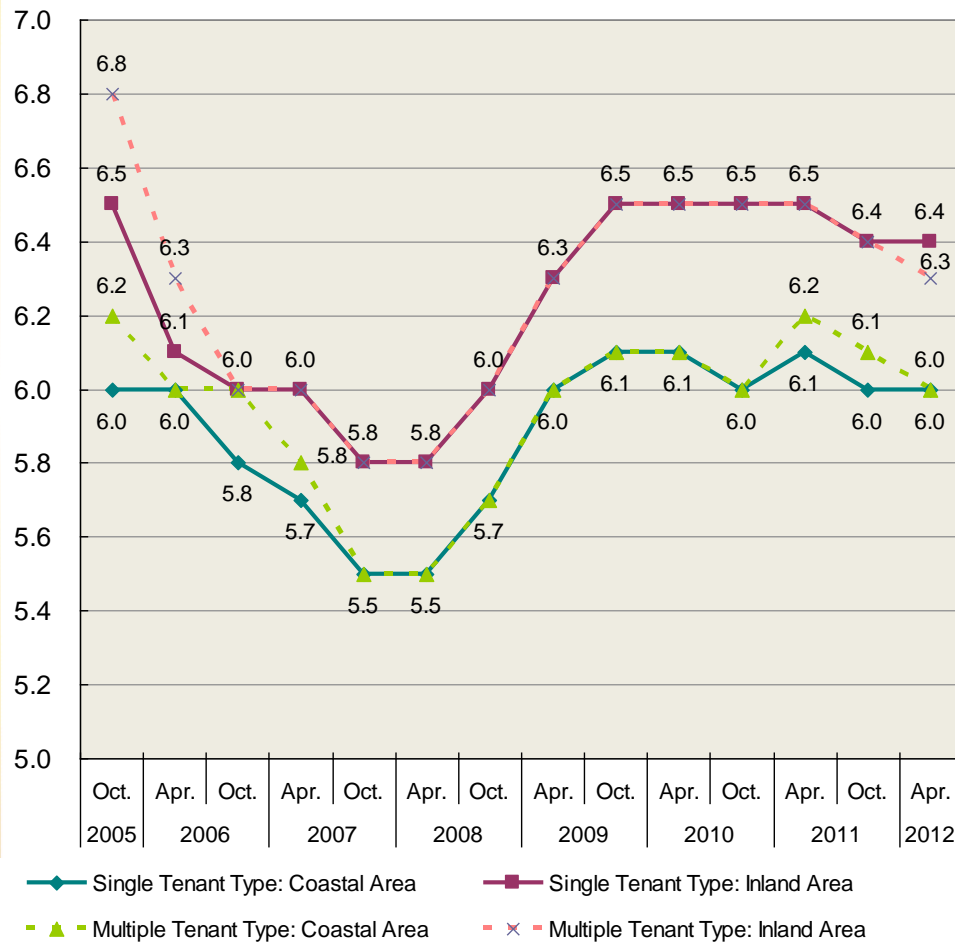


(Source) Ministry of Land, Infrastructure, Transport and Tourism

Overview of the Logistics Market

Expected Cap Rate of Warehouse Property

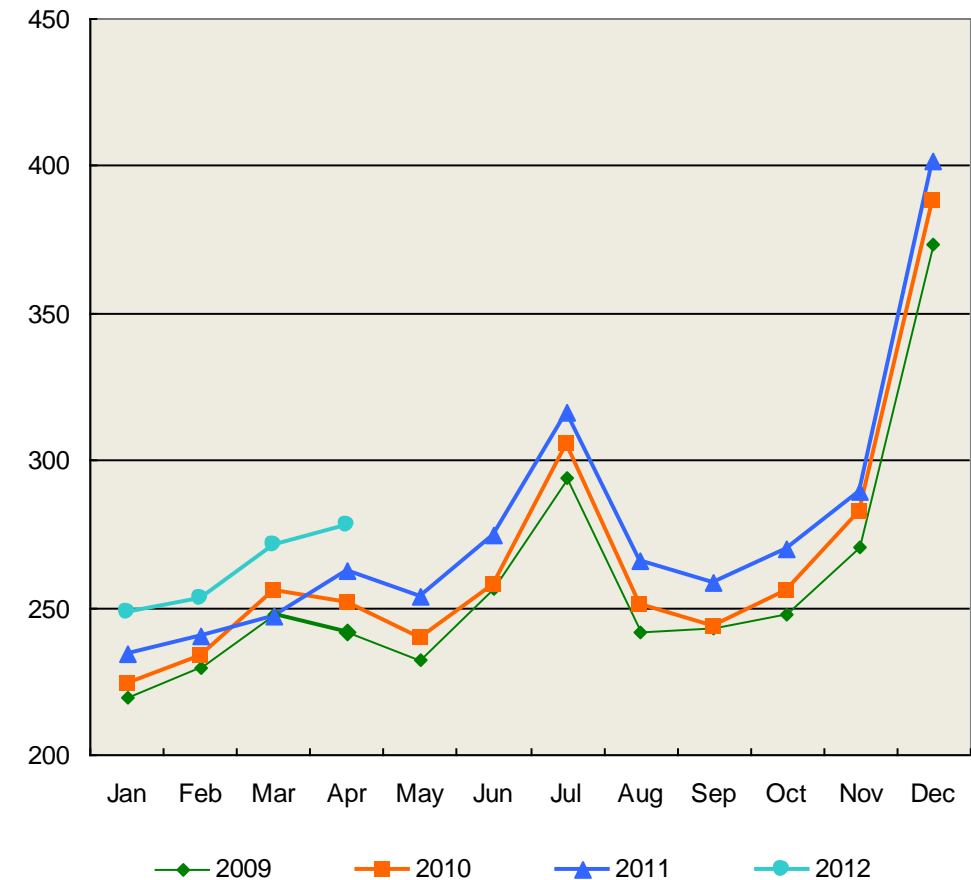
(%) Location: Tokyo



Source: Japan Real Estate Institute "The Japanese Real Estate Investor Survey"

Total Number of Parcels for Home Delivery Service

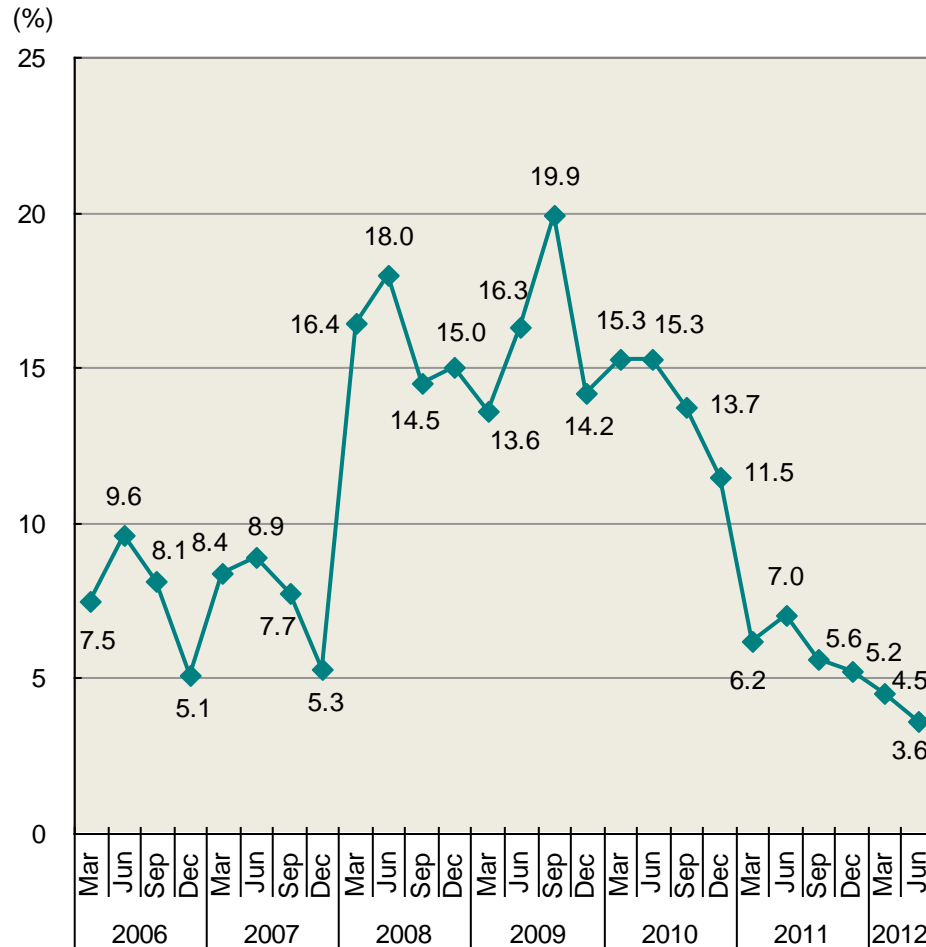
(Million)



Source: Ministry of Land, Infrastructure, Transport and Tourism

Overview of the Logistics Market

Vacancy Rate of Large-sized Multi-Tenant Properties in the Tokyo Metropolitan Area

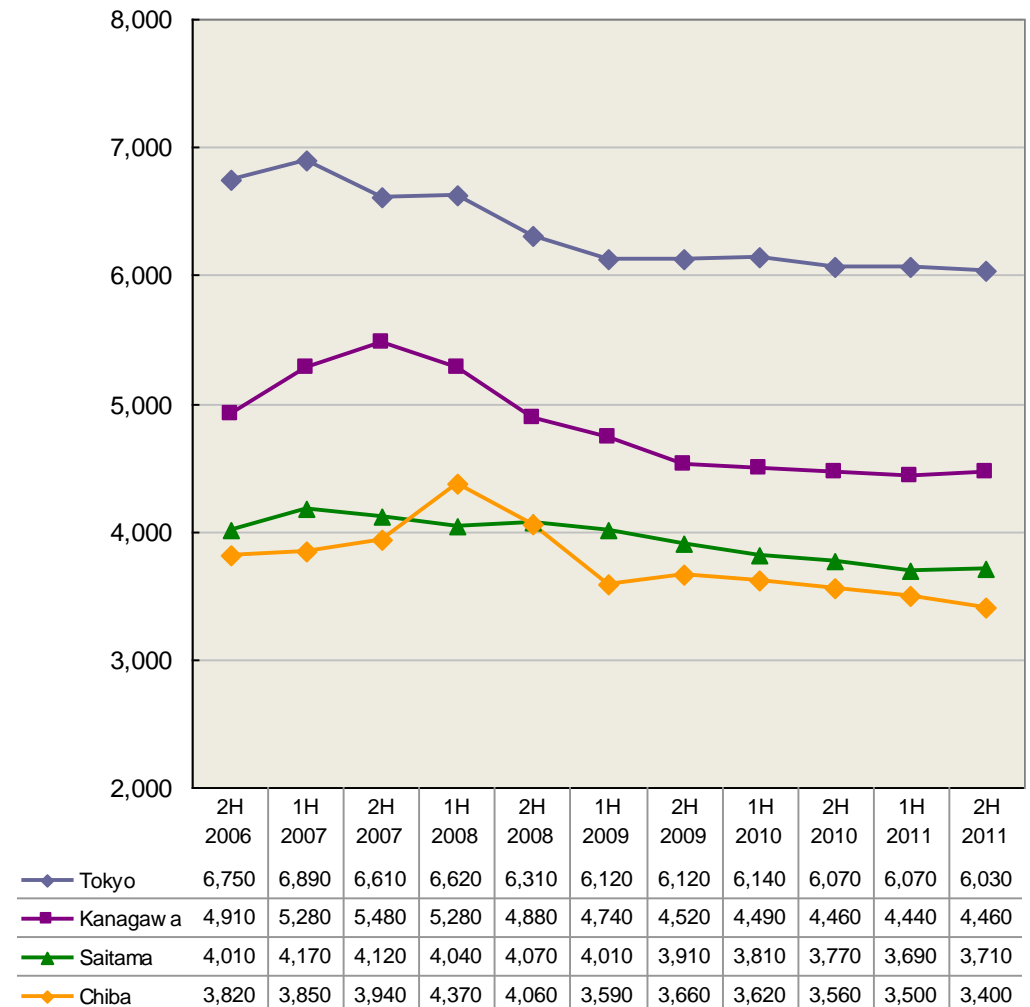


* Vacancy rate covers 54 multi-type facilities with floor area of 10,000 tsubo and more in the Tokyo metropolitan area (Tokyo, Kanagawa, Chiba and Saitama).

Source: CBRE

Average Monthly Asking Rent for Large-sized Multi-tenant Warehoused

(yen/tsubo)



Source: CBRE

Historical Unit Price Since IPO

Historical Unit Price since IPO (Oct. 18, 2007 - Aug. 7, 2012)



(Note 1) Closing price base

(Note 2) Left axis describes relative unit price trends which the closing price of TSE on Oct. 18, 2007 is set as 100%

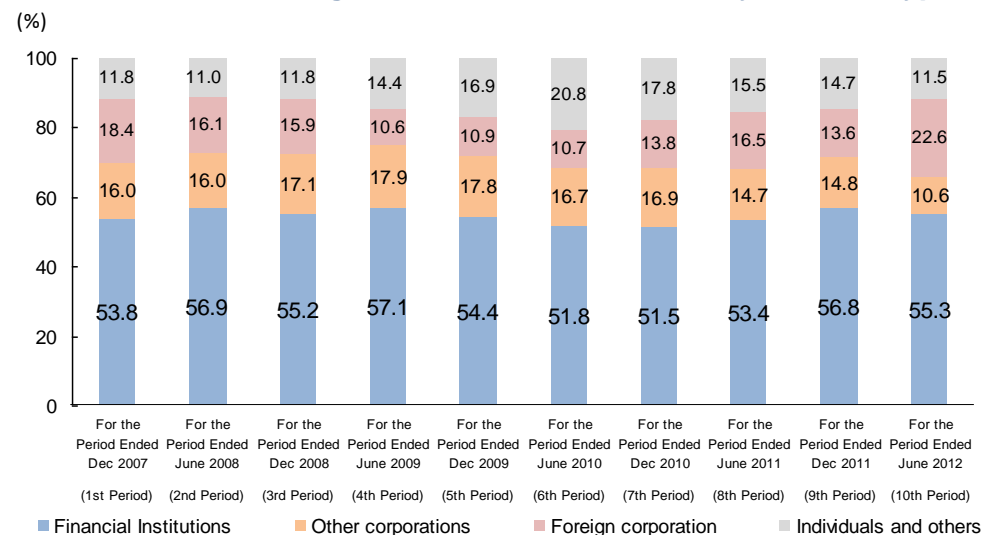
(Source) Based on Bloomberg data

Investors' Attributes

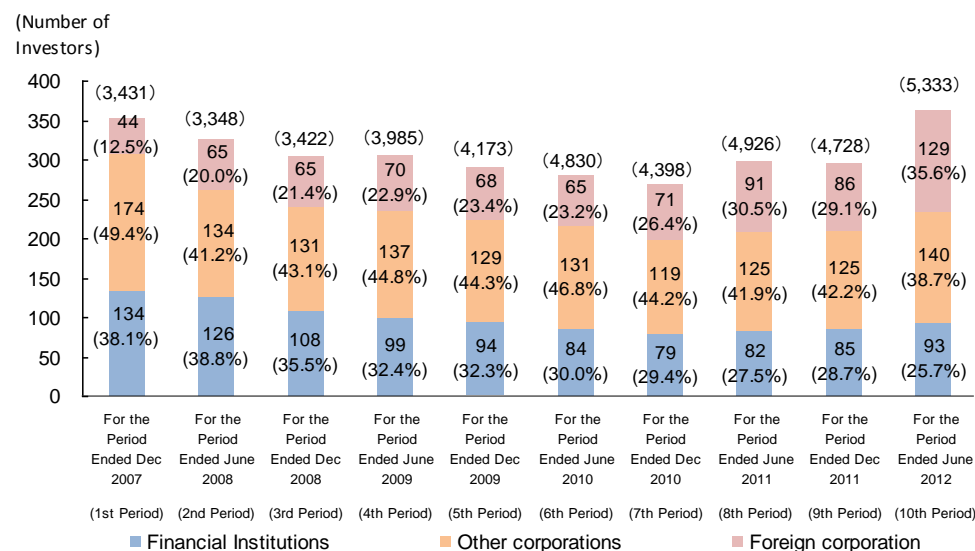
Top 20 Investors as of Jun. 30, 2012

Rank	Name	Number of Units Held	Ownership Ratio (%)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	21,945	15.60
2	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	9,844	6.99
3	Mitsubishi Corporation	9,600	6.82
4	Nomura Trust and Banking Co., Ltd. (Trust Account)	9,196	6.53
5	Master Trust Bank of Japan, Ltd. (Trust Account)	5,988	4.25
6	UBS AG LONDON JAPAN SEED CAPITAL FUNDING	5,200	3.69
7	Development Bank of Japan Inc.	5,000	3.55
8	Nomura Bank Luxembourg S.A	3,956	2.81
9	Joyo Bank, Ltd.	3,469	2.46
10	North Pacific Bank, Ltd.	2,235	1.58
11	Mizuho Trust & Banking Co., Ltd.	2,141	1.52
12	Trust & Custody Services Bank, Ltd. (Cash in Trust Taxable Account)	1,820	1.29
13	The Chase Manhattan Bank, N.A. London S. L. Omnibus Account	1,598	1.13
14	Tokushima Bank, Ltd.	1,492	1.06
15	The Bank of New York, Brussel,—Global Custodian for Scottish American Inv. Company	1,478	1.05
16	Nippon Tosho Fukyu Co., Ltd.	1,433	1.01
17	Bank of New York Europe, Ltd. 131705	1,404	0.99
18	Taiko Bank, Ltd.	1,227	0.87
19	Individual	1,000	0.71
20	NIPPON BEST	995	0.70
Total of Top 20		91,021	64.72

Historical Percentage of Investment Units Held by Investor Type



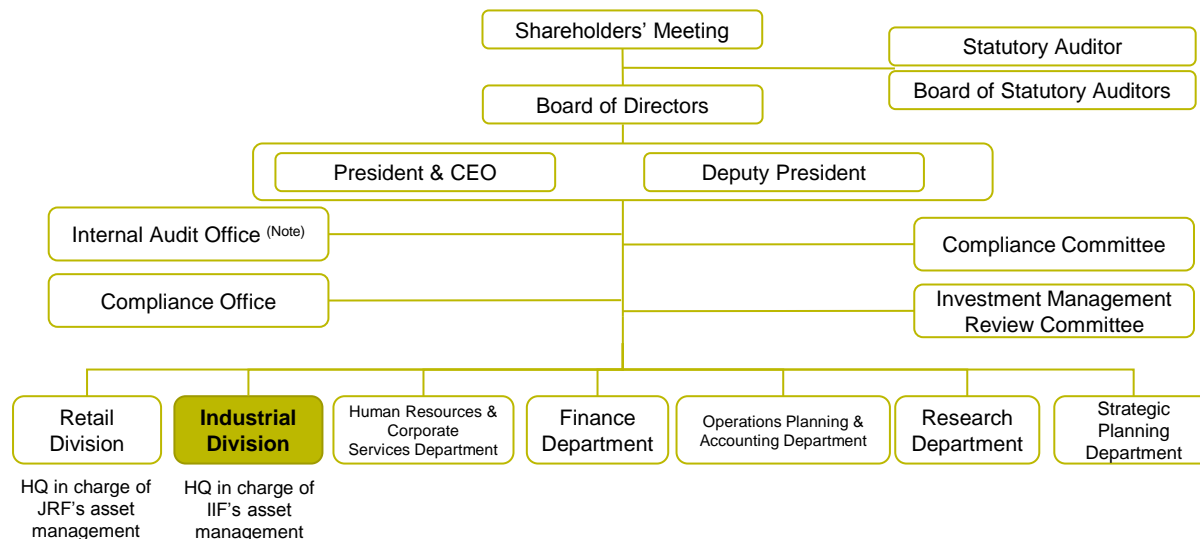
Historical Investors by Investor Type (Excluding individuals and others)



(Note) Figure in brackets in indicating the total number of investors

Overview of Asset Management Company

Organizational Structure



Japan Retail Fund Investment Corporation

Industrial & Infrastructure Fund Investment Corporation

(Note) Deputy President holds Internal Audit Officer in addition to his role

Asset Management Company:	
Number of Directors and Employees (excluding part-time directors and employees)	88
Number of Licensed Persons Out of the Above	
Licensed Real Estate Agents	39
First-class Architects	5
Real Estate Appraisers	5
Chartered Financial Analyst	1
Certified Member of Security Analysts Association of Japan	6
Certified Tax Accountants	2
MBA (including US and UK)	2

Note: As of Aug. 1, 2012

Company History

Nov. 15, 2000	Founded MC Asset Management
Dec. 8, 2000	Changed the company name to Mitsubishi Corp. – UBS Realty Inc.
Jan. 27, 2001	Obtained a license of real-estate transaction manager (license number: Governor of Tokyo (1) Number 79372)
Apr. 5, 2001	Received approval to conduct business as a securities investment trust management company (approval number: Prime Minister Number 6)
Mar. 12, 2002	Japan Retail Fund Investment Corporation was listed on the Tokyo Stock Exchange
May. 11, 2007	Received approval for conducting the business of transaction discretion agency, etc. as stipulated in the Building Lots and Buildings Transaction Business Act (approval number: Minister of Land, Infrastructure, Transport and Tourism Number 58)
Sep. 30, 2007	Registered as financial instruments dealer (registration number: Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403)
Oct. 18, 2007	Industrial & Infrastructure Fund Investment Corporation was listed on the Tokyo Stock Exchange

Major Shareholders

Name	Number of Shares Held (shares)	Percentage
Mitsubishi Corporation	5,100	51.0
UBS AG	4,900	49.0

Note: As of Jun. 30, 2012

Disclaimer

- ▶ This material may contain information such as data on future performances, plans, management targets and strategies. Such descriptions with regard to the future are based on current hypotheses and assumptions about future events and trends of the business environment, but these hypotheses and assumptions are not necessarily correct. Actual results may significantly vary due to various factors.
- ▶ This material is prepared based on the accounting policy in Japan unless otherwise noted.
- ▶ This material is to be used for analyzing the financial results of IIF and is not prepared for the purpose of soliciting the acquisition of IIF's investment securities or the signing of a financial instruments contract. When investing, we ask investors to invest at their own responsibility and by making their own judgment

Asset Management Company : Mitsubishi Corp.- UBS Realty Inc.

(Financial Instruments Dealer Director of Kanto Financial Bureau (Financial Instruments Dealer)

Number 403, Member of The Investment Trusts Association, Japan)