

Translation

INDUSTRIAL & INFRASTRUCTURE FUND INVESTMENT CORPORATION SUMMARY OF FINANCIAL RESULTS FOR THE SIX MONTHS ENDED DECEMBER 31, 2012

February 14, 2013

Name of issuer:	Industrial & Infrastructure Fund Investment Corporation ("the Investment Corporation")
Stock exchange listing:	Tokyo Stock Exchange
Securities code:	3249
Website:	http://www.iif-reit.com/
Representative of the Investment Corporation:	Yasuyuki Kuratsu, Executive Director
Name of asset manager:	Mitsubishi Corp.-UBS Realty Inc.
Representative of the asset manager:	Takuya Kuga, President & CEO
Contact:	Yoshito Nishikawa, Head of Industrial Division Tel: (03)5293-7091
Scheduled date for filing of securities report:	March 28, 2013
Scheduled date for distributions payment:	March 15, 2013
Supplementary materials for financial results:	Otherwise prepared
Analyst meeting:	Scheduled

(Amounts of less than one million yen are rounded down)

1. Financial results for the six months ended December 31, 2012 (July 1, 2012 to December 31, 2012)

(1) Operating results

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
For the six months ended December 31, 2012	5,037	13.0	2,834	14.6	2,022	14.5	2,023	9.2
June 30, 2012	4,458	26.4	2,473	34.8	1,767	52.3	1,852	59.9

	Net income per unit	Return on unitholders' equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
	Yen	%	%	%
For the six months ended December 31, 2012	14,387	3.2	1.3	40.2
June 30, 2012	14,961	3.5	1.3	39.6

(2) Distributions

	Distributions (excluding distributions in excess of profit)		Distributions in excess of profit		Payout ratio	Ratio of distributions to net assets
	Per unit	Total	Per unit	Total		
	Yen	Millions of yen	Yen	Millions of yen	%	%
For the six months ended December 31, 2012	14,387	2,023	0	0	100.0	3.2
June 30, 2012	13,176	1,852	0	0	100.0	2.9

Note: Payout ratio for the six months ended June 30, 2012 is calculated by following formula as new investment units were issued during the period.

$\text{Payout ratio} = \text{Total of distributions} \div \text{Net income} \times 100$

(3) Financial position

	Total assets	Net assets	Ratio of net assets to total assets	Net asset value per unit
	Millions of yen	Millions of yen	%	Yen
As of December 31, 2012	154,502	63,904	41.4	454,411
June 30, 2012	154,937	63,734	41.1	453,200

(4) Cash flows

	Net cash provided by (used in)			Cash and cash equivalents at end of period
	Operating activities	Investing activities	Financing activities	
For the six months ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
December 31, 2012	3,541	(2,383)	(1,906)	5,583
June 30, 2012	1,790	(36,115)	36,298	6,332

2. Outlook for the six months ending June 30, 2013 (January 1, 2013 to June 30, 2013)

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Ordinary income		Net income	
For the six months ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2013	5,742	14.0	3,217	13.5	2,436	20.5	2,435	20.4

	Net income per unit		Distributions per unit (excluding distributions in excess of profit)		Distributions in excess of profit per unit	
For the six months ending	Yen		Yen		Yen	
June 30, 2013	15,567		15,567		0	

3. Others

(1) Changes in accounting policies and accounting estimates or restatements

Changes in accounting policies due to accounting standards revision: None

Changes in accounting policies due to other reasons: None

Changes in accounting estimates: None

Restatements: None

(2) Number of units issued

Number of units issued at end of period (including treasury units):

As of December 31, 2012 140,632 units

As of June 30, 2012 140,632 units

Number of treasury units at end of period:

As of December 31, 2012 0 unit

As of June 30, 2012 0 unit

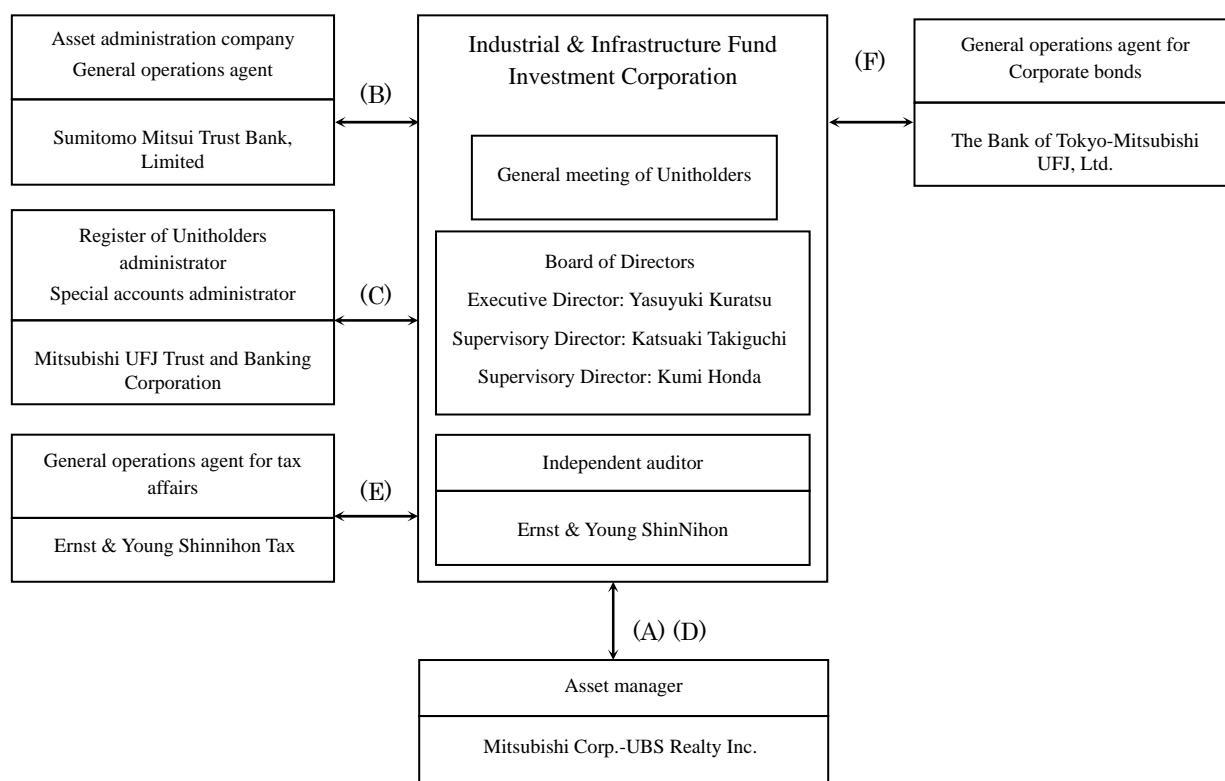
Note: For the number of unit as a basis of calculation of net income per unit, please refer to per unit information on page 24.

Forward-looking Statements and Other Notes

Forward-looking statements in this presentation are based on the information currently available and certain assumptions we believe reasonable. Actual results may differ materially from the forward-looking statements in this presentation due to various factors. Furthermore, those statements do not guarantee the amount of future distributions.

For further information and assumptions regarding the forward-looking statements, please refer to “2. Management policy and results of operation, (2) State of operation, B. Outlook for the next period” on page 10-11.

1. Summary of related corporations of the Investment Corporation



< Contract name >

- (A) Asst management agreement
- (B) Asset administration service agreement / General operation outsourcing service agreement
- (C) Investment account administration outsourcing agreement / Special accounts administration agreement
- (D) Trademark license agreement
- (E) General operations agent for tax affairs
- (F) Fiscal agent agreement

2. Management policy and results of operation

(1) Management policies

There have been no significant changes to the “investment policies”, “investment targets” and “distribution policies” in the most recent financial report (submitted September 27, 2012), and hence, description of these matters is omitted.

(2) Operations

A Operations during the period

i. Major developments and management performance of IIF

IIF was established on March 26, 2007 based on “Act on Investment Trust and Investment Corporation” (hereinafter referred to as “Investment Trust Law”) and became listed on the REIT securities market of the Tokyo Stock Exchange on October 18, 2007 (securities identification code: 3249).

Based on the principle of aiming to “invest in social infrastructure as a source of power for the Japanese economy and support Japan’s industrial activities from a perspective of real estate,” IIF invests and manages logistics facilities, manufacturing and research and development (R&D) facilities, and infrastructure facilities which play a vital role in various industrial activities as the only listed J-REIT specializing in industrial properties.

IIF has continued to mark steady growth since it began investment operations in 2007 when it acquired nine properties for the total acquisition price of 66,000 million yen. During the current period, IIF acquired IIF Kawaguchi Logistics Center (for 1,770 million yen). As a result, the properties owned by IIF as of December 31, 2012 consisted of 23 properties whose total acquisition price amounted to 147,284 million yen.

ii. Investment environment and management performance

The Japanese economy was on a stable recovery trend until the first half of 2012, supported by restoration demand associated with the Great East Japan Earthquake and positive effects brought about by the eco-car subsidy program implemented by the government. From the middle of the year, however, the economic recovery slowed, affected by the European sovereign debt crisis and concerns about economic slowdown in emerging countries. The economy continues to remain uncertain although signs of a turnaround, such as a considerable rise in the stock market, appeared after the change in government resulting from the December 2012 election in the House of Representatives, reflecting hopes for the Abe administration and its emphasis on economic measures.

In the real estate market, new listings and public offerings have been active in the J-REIT segment while the Bank of Japan implemented purchasing and monetary easing measures. As a result, the TSE REIT index recovered to the 1,100-point level for the first time in a year and nine months. The logistics sector, in particular, attracted new entries to the J-REIT market from both inside and outside Japan and showed remarkable growth in size. Although there were differences from sector to sector, transaction values on the real estate market were generally on the rise. Trading was active namely in the logistics sector, and the real estate distribution market showed signs of recovery.

In such an environment, IIF has continued to pursue property-sourcing activities based on a CRE (Corporate Real Estate) proposal, an approach in which IIF is strong. In December 2012, IIF acquired IIF Kawaguchi Logistics Center (for 1,770 million yen) with its own funds. On the property management front, IIF signed a five-year fixed-term lease contract with a new tenant for IIF Atsugi Logistics Center. The contract took effect on July 1, 2012, and after the old tenant vacated the property, IIF was successful in replacing tenants with no vacancy period. IIF has received DBJ Green Building Certification*, as the first logistics facilities owned by a J-REIT, on October 5, 2012 from Development Bank of Japan Inc. ("DBJ") for IIF Koshigaya Logistics Center, and IIF Noda Logistics Center.

As a result, the properties IIF owned as of December 31, 2012 consisted of 14 logistics facilities, four infrastructure facilities and five manufacturing and R&D facilities whose total acquisition price amounted to 147,284 million yen. The total leasable area as of December 31, 2012 was 478,184.88 m², and the average occupancy rate remained at 100.0%.

*The DBJ Green Building Certification system ("the System") is a system of certifying outstanding buildings using a scoring model originally developed by DBJ which selects buildings. Its purpose is to promote popularization of buildings ("Green Buildings") that are environmentally friendly, equipped to prevent crime and mitigate disaster, as well as meet social requirements surrounding real estate from various stakeholders.

iii. Funding

IIF's fundamental policy is to plan and implement a stable and efficient financial strategy to secure a stable profit and achieve sustainable growth of the properties owned.

During the period under review, IIF newly made a long-term borrowing of 3,900 million yen (a term of seven years) in September 2012 and was able to repay the subordinated loan early. Through this refinancing, IIF managed to extend the debt remaining period and fixed the interest rate in the long-term based on an interest rate swap agreement, thereby improving the stability of its financial base and reduced funds-procurement costs against borrowings in subordinated bonds. Further, in December 2012, IIF

succeeded in issuing public-offering investment corporation bonds (total issuing amount of 10,000 million yen) and achieved early repayment of the existing long-term borrowings of 10,000 million yen. As a result, IIF succeeded in diversifying procurement methods, fixing liabilities in the long term, and reducing fund-raising costs. By issuing four-year and ten-year investment corporation bonds, IIF diversified the redemption dates. The ten-year investment corporation bond is the longest bond issuance period given by any J-REIT since the financial crisis in 2008.

As a result of the above, the balance of interest bearing debt as of December 31, 2012 amounted to 80,000 million yen, which was the same as that for the previous period and included long-term borrowings (including current portion) of 70,000 million yen and investment corporation bonds of 10,000 million yen.

IIF received an “AA- (outlook: Stable)” rating for long-term preferred debts by the Japan Credit Rating Agency, Ltd. (JCR) effective January 18, 2012. On August 8, 2012, the rating was subsequently upgraded to “AA- (outlook: Positive),” in consideration of the expanded earnings based on external growth, improvement in earnings stability with relieved property and tenant concentration, and the lowered LTV level.

Following its inclusion in the GPR 250 Index and GPR 250 REIT Index of Global Property Research (Note 1) on June 18, 2012, the investment units issued by IIF were included in the FTSE EPRA/NAREIT Global Real Estate Index Series offered by FTSE (Note 2) as of September 24, 2012.

Note 1: Global Property Research provides benchmarks based on its proprietary database of listed property companies (including REITs) and has a proven track record since 1996.

Note 2: The FTSE Group is a London-based company that prepares and administers various equity and fixed income indices (INDEX).

iv. Overview of financial results and distribution

As a result of the abovementioned management activities, IIF recorded operating revenue of 5,037 million yen, operating income of 2,834 million yen, ordinary income of 2,022 million yen and net income of 2,023 million yen for the current period. For distributions, IIF intended to include profit distributions in deductible expenses in accordance with Section 1 of Article 67-15 of the Act on Special Taxation Measures Law and determined to distribute the entire unappropriated retained earnings for the current period excluding fractions (distribution per unit = fractions less than one yen). Therefore, the distribution per unit was 14,387 yen.

B Outlook for the next period

i. Outlook for the overall management

The pace of the global economy is expected to be slow for the time being, due to less active capital investments and incremental production activities in the U.S. economy, economic stagnation in European countries and China, and the slowed growth of NIEs and ASEAN economies, although there has been a temporary lull. In Japan, the economy is also expected to stay in the range of being flat to making a moderate recovery, due to declines in exports and industrial production reflecting economic slowdown overseas and to the effects of such declines on domestic demand in part, although hopes for economic growth under the new administration have recently been growing.

Meanwhile, the real estate market has been seeing investment money return, and active transactions are likely to continue on the market as in 2012. As for logistics facilities, both the occupancy rate and the rent level are expected to remain at high levels, given the diversification of consumer lifestyles over recent years and an increase in distribution flows associated with the changes in distribution channels mainly as a result of advancement in IT. In addition, more investors view logistics facilities as stable investment targets. Supported also by new market entrants and large-scale logistics facility construction projects, the market is expected to remain active for the time being. The properties managed by IIF are likely to see stable usage, given their high versatility and excellent locations. Also considering that business companies appear to be

increasing the speed at which they execute sales and off-balance transactions for the properties they own amid opaque economic conditions, with IIF's strength in acquisition activities based on the CRE proposal strategy, IIF is expected to see a rise in investment opportunities. As for manufacturing and R&D facilities, consolidation and overseas transfer of plants in particular have become prominent due to the prolonged appreciation of the yen. Yet vital facilities are likely to be maintained and implemented in Japan as before, and the properties managed by IIF based on long-term lease contracts are expected to see continuous, stable usage given their importance. In the infrastructure facilities segment, sales of properties can be anticipated as moves to separate holding and management are likely to quicken in both the public and private sectors.

ii. Issues to be solved

a) External growth

IIF will continue to demonstrate its strength in proposal-based acquisition activities in the areas of both CRE and PRE (Public Real Estate), where growth potential is apparent, and pursue "stable" property acquisition opportunities that contribute to "improving profitability" and "unrealized gain". In doing so, IIF will aim to further expand the size of its portfolio.

In the area of CRE, IIF will make the most of being an advanced player in the market with its solid performance, know-how, and the network accumulated thus far in pursuing advantageous property acquisition that resists competition. IIF will simultaneously pursue further potential through innovation, exploit new sectors and advance its proprietary CRE proposal-based business model. Meanwhile, in the field of PRE, IIF will continue to propose solutions to the public sector based on its track record in this area.

IIF will strive to build up prime properties for expanding the portfolio by leveraging its unique strengths as the only listed J-REIT specializing in industrial properties and creating an agile property acquisition structure by collecting property information through its information channels including sponsor companies and using the bridge scheme and other strategies.

b) Internal growth

As of December 31, 2012, the portfolio owned by IIF consisted of 23 properties for a total acquisition price of 147,284 million yen, and the occupancy rate currently stands at 100%. The properties are managed under long-term lease contracts with an average remaining lease period of 10.5 years, and they generate stable cash flows.

IIF will work to maintain the quality of its portfolio and further improve profitability by implementing the required management tasks to maintain and improve the functionality, safety, and pleasantness of the buildings it manages and carry out suitable repair work as necessary. At the same time, IIF will continue to exert efforts in building favorable relationships with lessees based on close, on-going communication in order to maintain and improve the rent level and prevent cancellation.

Furthermore, in order to enhance the value of properties, IIF will make plans to increase floor space and expand the leasable space in properties where extra space is available and formulate renovation plans to improve earnings in the long term.

c) Financial strategy

In consideration of how IIF's portfolio generates "stable cash flows based on long-term lease contracts," IIF's basic strategy in raising funds is to fix liabilities in the long term. In accordance with this policy, IIF will continue to pursue ALM (Asset Liability Management) of matching long-term stable cash flows of properties to long-term fixed-rate borrowings in the next fiscal year and beyond.

IIF will also work to reduce fund-raising costs, lengthen borrowing periods, standardize repayment amounts and diversify repayment dates through effective refinancing of existing loans. Furthermore, IIF will continue to diversify lenders and procurement methods in the aim of enhancing its fund-raising base.

iii Prospects for results in the next period

IIF expects to record operating revenue of 5,742 million yen, operating income of 3,217 million yen, ordinary income of 2,436 million yen, net income of 2,435 million yen and distribution per unit of 15,567 yen for the 12th Period (January 1, 2013 to June 30, 2013).

In the press release “Notice Concerning Forecasts of Operating Results and Distributions for June 2013 (12th) and December 2013 (13th) Fiscal Period” disclosed on January 16, 2013, IIF also expects to record operating revenue of 5,968 million yen, operating income of 3,324 million yen, ordinary income of 2,508 million yen and distribution per unit of 16,029 yen for the 13th Period (July 1, 2013 to December 31, 2013) in associated with public offering.

For details of the assumptions made in this forecast, please see “Assumptions for earnings forecast for the 12th Period (January 1, 2013 to June 30, 2013) and 13th Period (July 1, 2013 to December 31, 2013)” below.

IIF assumes the following main factors will cause an increase or decrease in earnings for operating revenue and operating expense in the 12th Period (January 1, 2013 to June 30, 2013) from the 11th Period (July 1, 2012 to December 31, 2012).

(Operating revenue) (Increase of 705 million yen from the previous period)

- Full-period contribution of rental revenue from the one property acquired in the 11th Period (the period ended December 31, 2012) and contribution of rental revenue from the six properties acquired or to be acquired in the 12th Period (the period ending June 30, 2013)

(Operating expense) (Increase of 322 million yen from the previous period)

- Property-related tax on six properties acquired in the 10th Period (the period ended in June 30, 2012)
- Full-period generation of property management fees on the one property acquired in the 11th Period (the period ended December 31, 2012) and the generation of property management fees on the six properties acquired or to be acquired in the 12th Period (the period ending June 30, 2013)

Note The forecast mentioned above is calculated at present based on certain assumptions. Actual net income and distribution may fluctuate due to changes in the circumstances. This forecast does not guarantee the amount of distribution.

As described “Assumptions made in the earnings forecast for the 12th Period (January 1, 2013 to June 30, 2013) and 13th Period (July 1, 2013 to December 31, 2013)” below, IIF issued the new investment units, obtained a long-term borrowings and acquired the assets after the closing date of fiscal period ended December 31, 2012.

a) Issuance of new investment units

At its meetings of the Board of Directors held on January 16, 2013 and January 28, 2013, IIF resolved the issuance of new investment units as described below, and payments for the new investment units issued through public offerings were completed on February 4, 2013. Conditions for the issuance were as follows. As a result, the total amount of unitholders’ capital was 72,186,373,949 yen for a total number of issued investment units of 156,056 as of February 4, 2013.

If new investment units are to be issued through third-party allotment in conjunction with the secondary offering from over-allotment, the payment due date is set for March 5, 2013 (scheduled).

[Issuance of new investment units by public offering]

<Offering in Japan and overseas including US and Europe (for the US, offering is limited to qualified institutional investors based on Rule 144A of the Securities Act of 1933)>

Number of units issued	:15,424 units (Domestic: 7,524, Overseas: 7,900 (7,524 units for firm commitment underwriting by overseas underwriting firms and 376 units for the rights for given to overseas underwriting firms to purchase additional Units to be issued.))
Issue price (offer price)	:692,250 yen per unit
Total issue price (total offer price)	:10,677,264,000 yen
Amount to be paid in (issue value)	:668,110 yen per unit
Total amount to be paid in (total issue value)	:10,304,928,640 yen
Payment date	:February 4, 2013
Commencement of distribution	:January 1, 2013

[Issuance of new investment units by allocation to third party]

Number of units issued	:376 units
Issue price (offer price)	:668,110 yen per unit
Total issue price (total offer price)	:251,209,360 yen
Payment date	:March 5, 2013
Commencement of distribution	:January 1, 2013
Allocated party	:Nomura Securities Co., Ltd.

There may be no subscription to all or part of the units to be issued by allocation to third party. As a result, the final number of units issued may decrease within the limit by forfeiture or no unit may be issued at all.

b) Long-term borrowings

On February 6, 2013, IIF obtained long-term borrowings totaling 9,000 million yen to be appropriated partly as funds for newly acquiring six properties. IIF has secured long-term fixed-rate borrowings with an average term of 10.1 years, including a 12-year loan, which is the longest-term borrowing by any J-REIT, to match the average remaining lease period of 9.9 years for newly acquired properties. These borrowings include a borrowing from Shinsei Bank, Limited, which is a new lender for IIF.

(For details, please refer the press release “Notice Concerning the Debt Financing” dated January 16, 2013)

c) Assets acquired

IIF acquired or will acquire real estate and trust beneficially interest in real estate with a) net amount obtained by issuance of new investment units and b) new borrowings. (For details, please refer to “IIF to Acquire Six Properties in Japan” dated January 16, 2013 and “(Amendment) IIF to Acquire Six Properties in Japan” dated January 23, 2013.)

Property name	Location	(Anticipated) Acquisition price	(Anticipated) Acquisition date
IIF Kobe Logistics Center	Kobe, Hyogo	¥5,193 million	February 7, 2013
IIF Higashi-Osaka Logistics Center	Higashi-Osaka, Osaka	¥2,280 million	April 12, 2013

IIF Kashiwa Logistics Center	Kashiwa, Chiba	¥1,810 million	February 4, 2013
IIF Kawasaki Science Center (to be developed) (Note 1)	Kawasaki, Kanagawa	¥2,040 million (Note 2)	February 7, 2013 (Note 3)
IIF Osaka Toyonaka Data Center	Toyonaka, Osaka	¥5,600 million	February 7, 2013
IIF Osaka Nanko IT Solution Center	Osaka, Osaka	¥1,150 million	
Total		¥18,073 million	

(Note 1) On January 22, 2013, IIF submitted a bid to acquire the vacant land for IIF Kawasaki Science Center (to be developed) pursuant to procedures established by the seller, Urban Renaissance Agency, and on January 23, 2013, IIF were selected as the purchaser of the vacant land.

(Note 2) The acquisition price of IIF Kawasaki Science Center was calculated using the acquisition price of the vacant land and the estimated amount based on the specifications related to facility construction. As a result, it was possible to change the actual construction cost of the facility. (For details, please refer “IIF to Acquire Six Properties in Japan”)

(Note 3) Delivery date for the vacant land is described. Concurrent with completion of the building as scheduled in April 2014, IIF will acquire the building.

Assumptions made in the earnings forecast for the 12th Period (January 1, 2013 to June 30, 2013) and 13th Period (July 1, 2013 to December 31, 2013)

Item	Assumptions
Calculation period	12th Period January 1, 2013 to June 30, 2013 (181 days) 13th Period July 1, 2013 to December 31, 2013 (184 days)
Properties owned	The forecast is based on acquisitions of IIF Kobe Logistics Center, IIF Kashiwa Logistics Center, IIF Kawasaki Science Center (to be developed), IIF Osaka Toyonaka Data Center, IIF Osaka Nanko IT Solution Center and anticipated acquisition of one property below in addition to 23 properties IIF owns as of December 31, 2012. < Properties planned to be delivered on April 12, 2013 > • IIF Higashi-Osaka Logistics Center It is assumed that there will be no change in properties by the end of June 2013 and December 2013 after acquisition of the property above, but in reality, there may be some changes due to acquisition or disposal of other properties.
Interest-bearing debt	Interest-bearing debt as of December 31, 2012 amounted to 80,000 million yen, which consisted of long-term borrowings and investment corporate bonds. IIF obtained a long-term borrowing of 9,000 million yen in order to acquire the properties listed in the abovementioned “Properties owned.” There is no interest-bearing debt that reaches its repayment date during the 12th Period. Interest-bearing debt that reaches its repayment date during the 13th Period amounts to 15,000 million yen, and IIF plans to refinance the same amount.
Operating revenue	In the 12th and 13th Period, it is assumed that there will be no back rent or nonpayment by tenants based on the assumptions made for “Properties owned” above. It is assumed that contracts that expire during the 12th Period are renewed under the same terms and conditions, given that advance notice to vacate was not received during the period therefor.
Operating expense	Property tax, urban planning tax and depreciable property tax of approximately 359 million yen and a repair cost of approximately 73 million yen are assumed. Property tax and urban planning tax that will be settled when acquiring a new property based on the number of days a former owner owns such property will not be recognized as expenses since they will be included in acquisition cost. Property tax, urban planning tax and depreciable property tax of approximately 442 million yen and a repair cost of approximately 60 million yen are assumed. Depreciation expense (including ancillary expenses, etc.) is calculated by the straight-line method, and its assumed amount is approximately 842 million yen for 12th Period and approximately 861 million yen for 13th Period. Outsourcing expense (property management fee and building management commission fee, etc.) is calculated based on past expenses.
Non-operating expense	Interest expense and other borrowing-related expenses of approximately 715 million yen for 12th Period and approximately 746 million yen for 13th Period are assumed based on the assumptions made in “Interest-bearing debt” above. The amortization expense for the issuance cost of new investment units for 12th Period and 13th Period are expected to be approximately 63 million yen and approximately 68 million yen, respectively. The issuance cost of new investment units is planned to be amortized by the straight-line method over 36 months.
Extraordinary gain or loss	No extraordinary gain or losses are assumed in 12th Period and 13th Period.
Issuance of investment units	The forecast assumes, in addition to a total number of outstanding investment units of 140,632 as of December 31, 2012, the full issuance of 15,800 new investment units as resolved at the meeting of the Board of Directors held on January 16, 2013, including new investment units of 15,424 (the maximum

	number of units) issued through public offerings (the number of new investment units to be underwritten and purchased by domestic and overseas underwriters in domestic and overseas public offerings and the number of investment units to be additionally issued, which are subject to the right to purchase granted to the overseas underwriters in the overseas offering) and new investment units of 376 (the maximum number of units) issued through third-party allotment.
Distribution per unit	It is assumed that the entire unappropriated retained earnings for the current period excluding fractions (distribution per unit = amounts less than one yen) will be distributed.
Distribution of excess profit per unit	There is no plan at present to distribute excess profit (distribution of excess profit per unit).

3. Financial information

(1) Balance sheets

	As of		Increase	
	June 30, 2012	December 31, 2012	(Decrease)	
	Thousands of yen	Thousands of yen	Thousands of yen	Period-on-period change (%)
ASSETS				
Current assets:				
Cash and bank deposits	4,364,730	3,576,695	(788,035)	
Cash and bank deposits in trust	1,967,342	2,007,206	39,864	
Rental receivables	36,519	47,738	11,218	
Prepaid expenses	794,579	430,234	(364,344)	
Deferred tax assets	17	17	0	
Consumption taxes refundable	740,243	—	(740,243)	
Other	5,700	117	(5,582)	
Total current assets	7,909,133	6,062,010	(1,847,122)	(23.4)
Noncurrent assets:				
Property, plant and equipment:				
Buildings, at cost	27,273,859	27,928,911	655,051	
Less: Accumulated depreciation	(2,299,718)	(2,580,224)	(280,506)	
Buildings, net	24,974,141	25,348,686	374,544	
Structures, at cost	26,882	26,882	—	
Less: Accumulated depreciation	(536)	(981)	(445)	
Structures, net	26,346	25,901	(445)	
Machinery and equipment, at cost	—	10,881	10,881	
Less: Accumulated depreciation	—	(302)	(302)	
Machinery and equipment, net	—	10,578	10,578	
Tools, furniture and fixtures, at cost	388	521	133	
Less: Accumulated depreciation	(17)	(36)	(18)	
Tools, furniture and fixtures, net	370	485	114	
Land	7,841,536	9,444,626	1,603,089	
Construction in progress	198,423	34,598	(163,824)	
Buildings in trust, at cost	36,265,894	36,403,179	137,285	
Less: Accumulated depreciation	(2,861,389)	(3,322,977)	(461,588)	
Buildings in trust, net	33,404,505	33,080,202	(324,302)	
Structures in trust, at cost	379,815	378,387	(1,427)	
Less: Accumulated depreciation	(191,818)	(212,869)	(21,050)	
Structures in trust, net	187,996	165,518	(22,478)	
Tools, furniture and fixtures in trust, at cost	3,306	3,663	357	
Less: Accumulated depreciation	(1,367)	(1,813)	(445)	
Tools, furniture and fixtures in trust, net	1,938	1,849	(88)	
Land in trust	59,517,963	59,517,963	—	
Total net property, plant and equipment	126,153,221	127,630,409	1,477,187	1.2
Intangible assets:				
Leasehold right (Note 1)	19,833,966	19,833,966	—	
Other	—	290	290	
Total intangible assets	19,833,966	19,834,256	290	0.0
Investments and other assets:				
Lease and guarantee deposits	10,000	10,000	—	
Long-term prepaid expenses	840,018	755,880	(84,137)	
Total investments and other assets	850,018	765,880	(84,137)	(9.9)
Total noncurrent assets	146,837,206	148,230,546	1,393,340	0.9
Deferred assets:				
Investment unit issuance costs	191,396	152,181	(39,214)	
Investment corporation bond issuance costs	—	57,758	57,758	
Total deferred assets	191,396	209,940	18,543	9.7
TOTAL ASSETS	154,937,735	154,502,497	(435,238)	(0.3)

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

	As of		Increase	
	June 30, 2012	December 31, 2012	(Decrease)	
	Thousands of yen	Thousands of yen	Thousands of yen	Period-on-period change (%)
LIABILITIES				
Current liabilities:				
Operating accounts payable	152,621	319,245	166,624	
Current portion of long-term loans payable	10,000,000	15,000,000	5,000,000	
Accounts payable – other	433,704	355,417	(78,287)	
Accrued expenses	11,995	17,677	5,682	
Income taxes payable	911	849	(62)	
Accrued consumption taxes	—	156,490	156,490	
Advances received	1,250,307	933,629	(316,677)	
Other	384,947	7,169	(377,778)	
Total current liabilities	12,234,487	16,790,479	4,555,991	37.2
Noncurrent liabilities:				
Investment corporation bond – unsecured	—	10,000,000	10,000,000	
Long-term loans payable	70,000,000	55,000,000	(15,000,000)	
Tenant leasehold and security deposits	1,974,579	1,794,376	(180,203)	
Tenant leasehold and security deposits in trust	6,912,252	6,939,012	26,759	
Other	81,975	73,856	(8,119)	
Total noncurrent liabilities	78,968,808	73,807,244	(5,161,563)	(6.5)
TOTAL LIABILITIES	91,203,296	90,597,723	(605,572)	(0.7)
NET ASSETS				
Unitholders' equity:				
Unitholders' capital	61,881,445	61,881,445	—	—
Surplus:				
Retained earnings	1,852,994	2,023,328	170,334	
Total surplus	1,852,994	2,023,328	170,334	9.2
Total unitholders' equity	63,734,439	63,904,773	170,334	0.3
TOTAL NET ASSETS (Note 2)	63,734,439	63,904,773	170,334	0.3
TOTAL LIABILITIES AND NET ASSETS	154,937,735	154,502,497	(435,238)	(0.3)

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(2) Statements of income and retained earnings

	For the six months ended		Increase (Decrease)	
	June 30, 2012	December 31, 2012		
	Thousands of yen	Thousands of yen	Thousands of yen	Period-on-period change (%)
Operating revenue				
Rent revenue—real estate (Note 3)	4,458,517	5,037,277	578,760	
Total operating revenue	4,458,517	5,037,277	578,760	13.0
Operating expenses				
Expenses related to property rental business (Note 3)	1,455,839	1,626,655	170,815	
Asset management fees	443,470	467,975	24,504	
Directors' compensations	5,820	5,820	—	
Asset custody fees	5,126	5,591	465	
Administrative service fees	24,853	26,597	1,744	
Other	50,258	69,857	19,599	
Total operating expenses	1,985,367	2,202,496	217,128	10.9
Operating income	2,473,150	2,834,781	361,631	14.6
Non-operating income				
Interest income	397	605	208	
Interest on refund	—	896	896	
Other	1,310	897	(412)	
Total non-operating income	1,707	2,399	691	40.5
Non-operating expenses				
Interest expenses	467,314	521,436	54,122	
Interest expenses on investment corporation bonds	—	1,073	1,073	
Amortization of investment corporation bond issuance costs	—	809	809	
Borrowing related expenses	207,120	250,797	43,677	
Amortization of investment unit issuance costs	29,101	39,214	10,113	
Other	4,233	1,151	(3,082)	
Total non-operating expenses	707,769	814,483	106,713	15.1
Ordinary income	1,767,087	2,022,697	255,609	14.5
Extraordinary income				
Insurance income	86,864	1,573	(85,290)	
Total extraordinary income	86,864	1,573	(85,290)	(98.2)
Income before income taxes	1,853,952	2,024,271	170,319	9.2
Income taxes				
Current	990	970	(20)	
Deferred	2	(0)	(2)	
Total income taxes	993	969	(23)	(2.3)
Net income	1,852,958	2,023,301	170,342	9.2
Retained earnings brought forward	35	27	(8)	
Unappropriated retained earnings	1,852,994	2,023,328	170,334	

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(3) Statements of changes in net assets

(Thousands of yen)

For the six months ended June 30, 2012

	Unitholders' equity				Total net assets
	Unitholders' capital (Note 2)	Retained earnings	Total surplus	Total unitholders' equity	
Balance as of December 31, 2011	42,241,132	1,158,918	1,158,918	43,400,051	43,400,051
Changes during the period					
Issuance of new investment units	19,640,313	—	—	19,640,313	19,640,313
Dividends from surplus	—	(1,158,883)	(1,158,883)	(1,158,883)	(1,158,883)
Net income	—	1,852,958	1,852,958	1,852,958	1,852,958
Total changes during the period	19,640,313	694,075	694,075	20,334,388	20,334,388
Balance as of June 30, 2012	61,881,445	1,852,994	1,852,994	63,734,439	63,734,439

For the six months ended December 31, 2012

	Unitholders' equity				Total net assets
	Unitholders' capital (Note 2)	Retained earnings	Total surplus	Total unitholders' equity	
Balance as of June 30, 2012	61,881,445	1,852,994	1,852,994	63,734,439	63,734,439
Changes during the period					
Dividends from surplus	—	(1,852,967)	(1,852,967)	(1,852,967)	(1,852,967)
Net income	—	2,023,301	2,023,301	2,023,301	2,023,301
Total changes during the period	—	170,334	170,334	170,334	170,334
Balance as of December 31, 2012	61,881,445	2,023,328	2,023,328	63,904,773	63,904,773

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(4) Statements of cash distributions

(Yen)

	For the six months ended	
	June 30, 2012	December 31, 2012
Unappropriated retained earnings	1,852,994,517	2,023,328,674
Cash distribution declared	1,852,967,232	2,023,272,584
(Cash distribution declared per unit)	(13,176)	(14,387)
Retained earnings carried forward	27,285	56,090

Note:

In accordance with the distribution policy in Article 25, Paragraph 1, Item 2 of the Investment Corporation's articles of incorporation which stipulates making distributions in excess of 90% of distributable profit as defined in Article 67-15, Paragraph 1 of the Special Taxation Measures Act of Japan for the fiscal period, cash distributions declared for the six months ended June 30, 2012 and December 31, 2012 were ¥1,852,967,232 and ¥2,023,272,584, respectively, which were all of retained earnings at the end of each period except for fractional distribution per unit less than one yen. The Investment Corporation generally does not make distribution in excess of profit prescribed in the article of incorporation 25, Paragraph 2.

(5) Statements of cash flows

	For the six months ended		(Thousands of yen)
	June 30, 2012	December 31, 2012	Increase (Decrease)
Net cash provided by (used in) operating activities:			
Income before income taxes	1,853,952	2,024,271	170,319
Adjustments to reconcile income before income taxes to net cash provided by operating activities:			
Depreciation and amortization	694,365	764,399	70,033
Amortization of investment corporation bond issuance costs	—	809	809
Amortization of investment unit issuance costs	29,101	39,214	10,113
Interest income	(397)	(605)	(208)
Interest expenses	467,314	522,510	55,195
Insurance income	(86,864)	(1,573)	85,290
Changes in assets and liabilities:			
Increase in operating accounts receivable	(32,983)	(11,218)	21,764
Decrease (increase) in consumption taxes refundable	(736,879)	736,879	1,473,759
Decrease (increase) in prepaid expenses	(479,079)	364,344	843,423
Decrease (increase) in long-term prepaid expenses	(210,423)	84,137	294,560
Increase in operating accounts payable	45,504	11,519	(33,985)
Increase in accounts payable - other	40,337	12,744	(27,592)
Increase (decrease) in accrued expenses	(39)	91	131
Increase (decrease) in accrued consumption taxes	(110,464)	167,201	277,666
Increase (decrease) in advances received	681,077	(316,677)	(997,754)
Decrease in other noncurrent liabilities	(8,107)	(8,119)	(11)
Other, net	30,432	(339,230)	(369,663)
Subtotal	2,176,847	4,050,700	1,873,853
Interest income received	397	605	208
Interest expenses paid	(466,618)	(516,919)	(50,301)
Insurance income received	81,209	8,614	(72,594)
Income taxes paid	(980)	(1,032)	(52)
Net cash provided by operating activities	1,790,855	3,541,968	1,751,113
Net cash provided by (used in) investing activities:			
Purchases of property, plant and equipment	(5,240,047)	(1,971,572)	3,268,474
Purchases of property, plant and equipment in trust	(33,675,740)	(219,221)	33,456,518
Proceeds from tenant leasehold and security deposits	677,109	48,000	(629,109)
Payments of tenant leasehold and security deposits	—	(228,203)	(228,203)
Proceeds from tenant leasehold and security deposits in trust	2,161,940	—	(2,161,940)
Payments of tenant leasehold and security deposits in trust	(38,566)	(12,499)	26,067
Net cash used in investing activities	(36,115,304)	(2,383,496)	33,731,807
Net cash provided by (used in) financing activities:			
Proceeds from long-term loans payable	20,000,000	3,900,000	(16,100,000)
Repayments of long-term loans payable	(2,000,000)	(13,900,000)	(11,900,000)
Proceeds from issuance of investment corporation bonds	—	10,000,000	10,000,000
Payments of investment corporation bond issuance costs	—	(54,318)	(54,318)
Proceeds from issuance of investment units	19,640,313	—	(19,640,313)
Payments for investment unit issuance expenses	(182,043)	—	182,043
Dividends paid	(1,160,256)	(1,852,323)	(692,067)
Net cash provided by (used in) financing activities	36,298,013	(1,906,642)	(38,204,656)
Net change in cash and cash equivalents	1,973,564	(748,170)	(2,721,735)
Cash and cash equivalents at beginning of period	4,358,508	6,332,072	1,973,564
Cash and cash equivalents at end of period (Note 4)	6,332,072	5,583,902	(748,170)

The accompanying notes in sections (6), (7) and (8) below are an integral part of these statements.

(6) Note relating to going concern assumption

Nothing to be noted.

(7) Summary of significant accounting policies

(a) Property, plant and equipment

Property, plant and equipment is recorded at cost. Depreciation of property, plant and equipment, except for land, is calculated on a straight-line basis over the estimated useful lives of the assets as stated below:

Buildings	13-63 years
Structures.....	7-20 years
Machinery and equipment	3 years
Tools, furniture and fixtures	6-15 years

(b) Other intangible assets

Other intangible assets are amortized on a straight-line basis.

(c) Long-term prepaid expenses

Long-term prepaid expenses are amortized on a straight-line basis.

(d) Investment unit issuance costs

Investment unit issuance costs are capitalized and amortized on a straight-line basis over three years.

(e) Investment corporation bond issuance costs

Investment corporation bond issuance costs are capitalized and amortized on a straight-line basis over the maturity period of the investment corporation bond.

(f) Taxes on property, plant and equipment

Property, plant and equipment are annually subject to various taxes, such as property taxes and urban planning taxes. An owner of a property is registered in the record maintained by the local government in each jurisdiction, and such taxes are imposed on the owner registered in the record as of January 1 of each year based on the assessment made by the local government.

Under the above tax rules, a seller of a property at the time of disposal is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is reimbursed by the purchaser for these accrued tax liabilities and the amount of settlement reflects this adjustment. For the purchaser, a portion of such taxes calculated from the acquisition date to the end of the calendar year is capitalized as a cost of the property in accordance with accounting principles and practices generally accepted in Japan ("Japanese GAAP"). In subsequent calendar years, half of such taxes on property, plant and equipment for each calendar year are charged as operating expenses in each fiscal period.

Taxes on property, plant and equipment capitalized as part of the acquisition cost of properties amounted to ¥296,957 thousand and ¥6,255 thousand for the six months ended June 30, 2012 and December 31, 2012, respectively.

(g) Hedge accounting

In accordance with the Investment Corporation's risk management policy and its internal rules, the Investment Corporation uses derivative instruments for the purpose of hedging risks that are prescribed in the Investment Corporation's articles of incorporation. The Investment Corporation hedges fluctuations in interest rates of loans payable through the use of interest rate swaps as hedging instruments. Based on the special treatment provided under Japanese GAAP, if interest rate swaps qualify for hedge accounting and meet specific criteria, only the interest received or paid under such swap contracts can be recognized and added to or reduced from any interest earned or incurred on the hedged asset or liability as appropriate, and the fair value of the interest rate swap is not required to be evaluated separately. The assessment of hedge effectiveness is not performed when interest rate swaps meet the specific criteria required for such special treatment. The Investment Corporation applies the special treatment to interest rate swaps.

(h) Cash and cash equivalents

Cash and cash equivalents consist of cash, demand deposits, and short-term investments which are highly liquid and readily convertible to cash, have a low risk of price fluctuation, and mature within three months from the date of acquisition.

(i) Accounting treatment of trust beneficiary interests in real estate trusts

For the trust beneficiary interests in real estate trusts, which are commonly utilized to obtain ownership in investment properties in Japan and through which the Investment Corporation holds all of its real estate, all assets and liabilities with respect to assets in trust, as well as all income generated and expenses incurred with respect to assets in trust, are recorded in the relevant balance sheet and income statement accounts of the Investment Corporation in proportion to the percentage interest that such trust beneficiary interest represents. Certain material accounts with respect to assets and liabilities in trust are presented separately from other accounts in the balance sheets of the Investment Corporation.

(j) Consumption taxes

Consumption taxes withheld and consumption taxes paid are not included in the statements of income and retained earnings. The consumption taxes paid are generally offset against the balance of consumption taxes withheld. As such, the excess of payments over amounts withheld are included in current assets and the excess of amounts withheld over payments are included in current liabilities as the case may be.

(8) Notes to financial information

Note 1 – Leasehold right

Leasehold right is right to use nationally-owned land on which IIF Haneda Airport Maintenance Center is located with approval of the authorities under Article 18-6 and 19 of the National Property Act of Japan.

Note 2 – Unitholders' equity

(1) Number of units

	As of	
	June 30, 2012	December 31, 2012
Authorized	4,000,000 units	4,000,000 units
Issued and outstanding	140,632 units	140,632 units

(2) The Investment Corporation is required to maintain net assets of at least ¥50,000 thousand as required by Article 67-4 of the Act on Investment Trusts and Investment Corporations of Japan.

Note 3 – Rent revenue—real estate and expenses related to property rental business

Rent revenue—real estate and expenses related to property rental business for the six months ended June 30, 2012 and December 31, 2012 consist of the following:

	(Thousands of yen)	
	For the six months ended	
	June 30, 2012	December 31, 2012
Rent revenue—real estate:		
Rental and parking revenue	4,372,961	4,908,070
Common area charges	64,302	116,722
Other	21,253	12,484
Total rent revenue—real estate	4,458,517	5,037,277
Expenses related to property rental business:		
Property management fees	16,267	18,437
Facility management fees	35,867	46,432
Utilities	65,926	117,831
Property-related taxes	249,386	258,659
Insurance	11,312	13,529
Repair and maintenance	34,712	74,487
Depreciation	694,365	764,399
Trust fees	9,117	9,780
Leasehold rents	338,378	322,709
Other	504	387
Total expenses related to property rental business	1,455,839	1,626,655
Operating income from property leasing activities	3,002,677	3,410,622

Note 4 – Cash and cash equivalents

Cash and cash equivalents shown in the statements of cash flows consist of the following balance sheet items:

	As of	
	June 30, 2012	December 31, 2012
Cash and bank deposits	4,364,730	3,576,695
Cash and bank deposits in trust	1,967,342	2,007,206
Cash and cash equivalents	6,332,072	5,583,902

(Thousands of yen)

Note 5 – Lease rental revenues

The Investment Corporation leases its properties mainly to corporate tenants. Future minimum rental revenues pursuant to existing rental contracts as of June 30, 2012 and December 31, 2012 (exclusive of the recovery of utility and other charges) scheduled to be received are summarized as follows:

	As of	
	June 30, 2012	December 31, 2012
Due within one year	8,956,894	8,650,667
Due after one year	74,224,292	70,700,099
Total	83,181,187	79,350,766

(Thousands of yen)

Note 6 – Financial instruments

(a) Qualitative information for financial instruments

(i) Policy for financial instrument transactions

The Investment Corporation raises funds through loans payable, the issuance of investment corporation bond or investment units for the acquisition of real estate properties, expenditures on property maintenance and/or repayment of existing debt. Surplus funds are managed carefully by investing in financial instruments taking into account liquidity and safety in light of the current financial market condition. Derivative instruments are used only for hedging purposes and not for speculation.

(ii) Nature and extent of risks arising from financial instruments and risk management

The funds raised through loans payable or issuance of investment corporation bond are mainly used to acquire real estate properties or properties in trust, and for the repayment of existing loans payable. Tenant leasehold and security deposits are deposits from tenants. Although loans payable with floating interest rates are subject to fluctuations in market interest rates, the asset manager manages interest fluctuation risk by monitoring market interest rates and measuring the effect on the results of operation of the Investment Corporation. In addition, a certain portion of loans payable with floating interest rates is hedged by derivative instruments (interest rate swaps) as hedging instruments. The assessment of hedge effectiveness is omitted when the interest rate swaps meet specific criteria indicating a high correlation between the hedged items and hedging instruments. The Investment Corporation uses derivative instruments in accordance with its risk management policy and internal rules.

Liquidity risks relating to loans payable, investment corporation bonds or tenant leasehold and security deposits are managed by preparing monthly plans for funds, maintaining high liquidity and entering into

commitment line agreements with banks.

(iii) Supplemental information on fair value of financial instruments

The fair value of financial instruments is based on quoted market prices, if available. When quoted market prices are not available, fair value is estimated using valuation techniques which contain various assumptions. If other valuation models or assumptions were used, the estimated fair value may differ.

(b) Quantitative information for financial instruments

The following table shows the carrying amounts, fair value and valuation differences of financial instruments for which fair value is available as of June 30, 2012 and December 31, 2012.

(Thousands of yen)

	As of					
	June 30, 2012			December 31, 2012		
	Carrying amounts	Fair value	Difference	Carrying amounts	Fair value	Difference
(1) Cash and bank deposits	4,364,730	4,364,730	—	3,576,695	3,576,695	—
(2) Cash and bank deposits in trust	1,967,342	1,967,342	—	2,007,206	2,007,206	—
Total assets	6,332,072	6,332,072	—	5,583,902	5,583,902	—
(1) Current portion of long-term loans payable	10,000,000	10,000,000	—	15,000,000	15,000,000	—
(2) Investment corporation bond — unsecured	—	—	—	10,000,000	9,915,950	(84,050)
(3) Long-term loans payable	70,000,000	71,202,220	1,202,220	55,000,000	56,483,303	1,483,303
(4) Tenant leasehold and security deposits in trust	1,038,899	913,212	(125,686)	1,026,400	911,226	(115,173)
Total liabilities	81,038,899	82,115,432	1,076,533	81,026,400	82,310,479	1,284,079
Derivative instruments	—	—	—	—	—	—

Note (i): The methods and assumption used to estimate fair value are as follows:

Assets

(1) Cash and bank deposits and (2) Cash and bank deposits in trust

Because of their short maturities, the carrying amounts approximate their fair value.

Liabilities

(1) Current portion of long-term loans payable and (3) Long-term loans payable

Long-term loans payable with floating interest rates reflecting changes in market rates within a short term period are stated at their carrying amounts as their carrying amounts approximate their fair values. When long-term loans payable with floating interest rates are hedged by interest rate swaps which qualify for hedge accounting and meet special criteria, the fair value of the hedged long-term loans payable is determined based on the present value of contractual cash flows in conjunction with the hedging interest rate swaps discounted at current market interest rates which would be applicable to new loans payable under the same conditions and terms. The fair value of long-term loans payable with fixed interest rates is determined based on the present value of contractual cash flows discounted at current market interest rates which would be applicable to new loans payable under the same conditions and terms.

(2) Investment corporation bond — unsecured

The fair value is the quoted price provided by financial market information provider.

(3) Tenant leasehold and security deposits in trust

The fair value is determined based on the present value of contractual cash flows discounted at current interest rates which would be applicable to contracts with similar terms and credit risk.

Derivative instruments

Please refer to “Note 7 - Derivative instruments.”

Note (ii): Financial instruments for which fair value is difficult to determine are as follows:

(Thousands of yen)

	As of	
	June 30, 2012	December 31, 2012
Tenant leasehold and security deposits	1,974,579	1,794,376
Tenant leasehold and security deposits in trust	5,873,353	5,912,612
Total	7,847,933	7,706,988

Tenant lease hold and security deposits are not publicly traded, and it is difficult to determine their fair value based on estimated future cash flows because the repayment dates of those deposits are not certain. Therefore, these financial instruments are not included in the above quantitative information.

Note (iii): Cash flows schedule of financial assets after the balance sheet date

(Thousands of yen)

As of June 30, 2012	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Cash and bank deposits	4,364,730	-	-	-	-	-
Cash and bank deposits in trust	1,967,342	-	-	-	-	-
Total	6,332,072	-	-	-	-	-

(Thousands of yen)						
As of December 31, 2012	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Cash and bank deposits	3,576,695	-	-	-	-	-
Cash and bank deposits in trust	2,007,206	-	-	-	-	-
Total	5,583,902	-	-	-	-	-

Note (iv): Cash flows schedule of interest-bearing financial liabilities after the balance sheet date

(Thousands of yen)						
As of June 30, 2012	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Long-term loans payable	10,000,000	15,140,000	4,280,000	280,000	14,200,000	36,100,000
Total	10,000,000	15,140,000	4,280,000	280,000	14,200,000	36,100,000

(Thousands of yen)						
As of December 31, 2012	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Investment corporation bond—unsecured	-	-	-	5,000,000	-	5,000,000
Long-term loans payable	15,000,000	4,000,000	-	2,000,000	20,600,000	28,400,000
Total	15,000,000	4,000,000	-	7,000,000	20,600,000	33,400,000

Note 7 – Derivative instruments

Derivative instruments are used only for hedging purpose and are subject to hedge accounting as following tables show.

(Thousands of yen)						
As of June 30, 2012						
Method of hedge accounting	Derivative instruments	Hedged item	Notional contract amount of derivative instruments		Fair value	Method used to estimate fair value
				Over 1 year		
Special treatment for hedge accounting of interest rate swaps (Note (i))	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term loans payable	38,100,000	38,100,000	Note (i)	-

(Thousands of yen)						
As of December 31, 2012						
Method of hedge accounting	Derivative instruments	Hedged item	Notional contract amount of derivative instruments		Fair value	Method used to estimate fair value
				Over 1 year		
Special treatment for hedge accounting of interest rate swaps (Note (i))	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term loans payable	42,000,000	42,000,000	Note (i)	-

Note:

- (i) As disclosed in “(7) Summary of significant accounting policies (g) Hedge Accounting”, the Investment Corporation applies the special treatment provided under Japanese GAAP for the interest rate swaps which qualify for hedge accounting and meet specific criteria, under which only the interest received or paid under swap contracts, and not the fair value of the derivative, can be determined separately from the hedged asset or liability. Consequently, the fair value of the interest rate swaps as the hedging instrument and the long-term loans payable as the hedged item is calculated together as one and disclosed as such under Note (i) in “Note 6 - Financial Instruments (b) Quantitative information for financial instruments”.

Note 8 – Related-party transactions

There were no related-party transactions to be disclosed for the six months ended June 30, 2012 and December 31, 2012.

Note 9 – Income taxes

Deferred tax assets consist of the following:

(Thousands of yen)		
As of		
	June 30, 2012	December 31, 2012
Deferred tax assets:		
Current:		
Enterprise tax payable	17	17
Total	17	17
Net deferred tax assets	17	17

A reconciliation of the Investment Corporation's effective tax rates and statutory tax rate is as follows:

	For the six months ended	
	June 30, 2012	December 31, 2012
Statutory tax rate	39.33%	36.59%
Deductible cash distributions	(39.31)	(36.57)
Other	0.03	0.03
Effective tax rates	0.05%	0.05%

Note 10 – Asset retirement obligations

As the Investment Corporation owns IIF Haneda Airport Maintenance Center with the permission for use of the underlying land granted by the Secretary of Tokyo Regional Civil Aviation Bureau under the National Property Act of Japan, the Investment Corporation is obliged to demolish the building and restore the land if the permission is not to be extended or is to be revoked. The Investment Corporation, however, expects that, unless exceptional circumstances arise, the permission will continue to be granted until the Investment Corporation voluntarily demolish the property considering the past practice relating to the extension and revocation of permission under the National Property Act and the importance of the property as public infrastructure. As the Investment Corporation intends to keep the property in the foreseeable future, it is difficult to determine the timing of performance of the asset retirement obligation and as such it is impossible to foresee the amount of the asset retirement obligation reasonably. Therefore, the Investment Corporation does not recognize such obligation as a liability.

Note 11 – Fair value of investment and rental property

The Investment Corporation has mainly industrial and infrastructure facilities as investment and rental properties which are located mainly in three major metropolitan areas in Japan. The following table shows the net book value and the fair value of the investment and rental properties in the aggregate for the six months ended June 30, 2012 and December 31, 2012.

	(Thousands of yen)	
	As of / For the six months ended	
	June 30, 2012	December 31, 2012
Net book value⁽ⁱ⁾		
Balance at the beginning of the period	107,591,702	145,987,187
Net increase during the period ⁽ⁱⁱ⁾	38,395,484	1,477,187
Balance at the end of the period	145,987,187	147,464,375
Fair value⁽ⁱⁱⁱ⁾	149,840,000	153,620,000

Note:

(i) The net book value includes leasehold right.

(ii) For the six months ended June 30, 2012:

Changes in the net book value are mainly due to the following acquisitions offset by depreciation.

Acquisitions:		Increase (decrease) in net book value (Thousands of yen)
IIF Atsugi Logistics Center III		2,397,069
IIF Shinonome R&D Center		8,937,510
IIF Kamata R&D Center		7,589,167
IIF Zama IT Solution Center		5,567,399
IIF Shinagawa Data Center		5,209,040
IIF Mitaka Card Center		9,304,683

For the six months ended December 31, 2012:

Changes in the net book value are mainly due to the following acquisition offset by depreciation.

Acquisition:		Increase (decrease) in net book value (Thousands of yen)
IIF Kawaguchi Logistics Center		1,873,982

(iii) Fair value has been determined based on the appraisal or researched value provided by independent real estate appraisers.

For rental revenues and expenses for the six months ended June 30, 2012 and December 31, 2012, please refer to “Note 3 - Rent revenue—real estate and expenses related to property rental business.”

Note 12 – Segment information

Segment information for the six months ended June 30, 2012 and December 31, 2012 is as follows:

(a) Operating segment information

Disclosure is omitted as the Investment Corporation is comprised of a single reportable segment engaged in the property rental business.

(b) Enterprise-wide disclosures

(i) Information about products and services

Disclosure is not required as revenues from external customers for the single segment are in excess of 90% of total revenues.

(ii) Information about geographic areas

Revenues from overseas customers:

Disclosure is not required as revenues from external customers attributable to Japan are in excess of 90% of total revenues.

Tangible fixed assets:

Disclosure is not required as tangible fixed assets located in Japan are in excess of 90% of total tangible fixed assets.

(c) Information about major customers

(Thousands of yen)

Name of customer	Revenues for the six months ended		Relating segment
	June 30, 2012	December 31, 2012	
Japan Airlines Co., Ltd.	1,362,953	1,340,008	Property rental business
Sagawa Express Co., Ltd.	566,285	566,285	Property rental business

Note 13 – Per unit information

The net asset value per unit as of June 30, 2012 and December 31, 2012 was ¥453,200 and ¥454,411, respectively. Net income per unit for the six months ended June 30, 2012 and December 31, 2012 was ¥14,961 and ¥14,387, respectively.

Net income per unit is calculated by dividing the net income attributable to unitholders by the weighted average number of units outstanding during the six-month period. The Investment Corporation has no potentially dilutive units.

A basis of calculation of net income per unit is as follows:

(Thousands of yen)

	For the six months ended	
	June 30, 2012	December 31, 2012
Net income	1,852,958	2,023,301
Effect of dilutive unit	-	-
Net income available to common unitholders	1,852,958	2,023,301
Weighted-average number of units outstanding for the period	123,846 units	140,632 units

Note 14 – Subsequent events

Issuance of new investment units

The Board of Directors of the Investment Corporation, at its meeting held on January 16, 2013 and January 28, 2013, resolved to issue new investment units as follows:

(a) Issuance of new investment units through public offering

Investment units shall be offered through a public offering in Japan (“Domestic Public Offering”) and in overseas markets, consisting mainly of the U.S. and European markets (provided, however, that offering in the U.S. market shall be restricted to qualified institutional buyers pursuant to Rule 144A under the U.S. Securities Act of 1933) (referred to as “Overseas Offering” and collectively with the Domestic Public Offering, the “Offerings”).

(i) Number of new investment units to be offered:

15,424 investment units, out of which 7,524 new units to be offered through the Domestic Public Offering and 7,900 new units to be offered through the Overseas Offering consisting of 7,524 new units to be underwritten and purchased by overseas underwriters and an option to purchase up to an aggregate of 376 additional new units granted to the overseas underwriters.

(ii) Issue price (Offer price): ¥692,250 per unit

(iii) Total issue price (Total offer price): ¥10,677,264,000

(iv) Issue value (Amount to be paid in): ¥668,110 per unit

(v) Total issue value (Total amount to be paid in): ¥10,304,928,640

(vi) Payment date: February 4, 2013

(vii) Distribution:

The units to be issued will first be entitled to distributions, if any, for the six months commencing on January 1, 2013 and ending on June 30, 2013.

(b) Issuance of new investment units through third-party allotment

(i) Number of new investment units: 376 investment units

(ii) Issue value (Amount to be paid in): ¥668,110 per unit

(iii) Total issue value (Total amount to be paid in): ¥251,209,360

(iv) Payment date: Scheduled on March 5, 2013

(v) Distribution:

The units to be issued will first be entitled to distributions, if any, for the six months commencing on January 1, 2013 and ending on June 30, 2013.

(iv) Allottee: Nomura Securities Co., Ltd.

There may be cases where there will be no subscription for the investment units offered in the third-party allotment in whole or in part, and the final number of investment units placed under the third-party allotment may accordingly decrease to that extent due to forfeiture, or such allotment itself may not take place at all.

(c) Use of proceeds

The Investment Corporation will use the net proceeds from the Offerings and the third-party allotment for acquisition of additional specified assets.

As a result of the Offerings, unitholders’ capital increased to ¥72,186,373,949 and number of investment units issued and outstanding increased to 156,056 units on February 4, 2013.

[Omission of disclosure]

Notes relating to investment securities and retirement benefits are omitted as immaterial.

(9) Changes in unit issued and outstanding

There was no change in unitholders' capital for the six months ended December 31, 2012. The outline of changes in unitholders' capital for the previous periods was as follows:

Date	Capital transaction	Number of units issued and outstanding		Unitholders' capital (Millions of yen)		Note
		Increase	Balance	Increase	Balance	
March 26, 2007	Private placement for incorporation	400	400	200	200	Note 1
October 17, 2007	Public offering	76,000	76,400	35,112	35,312	Note 2
November 19, 2007	Allocation of investment units to a third party	2,635	79,035	1,217	36,529	Note 3
March 8, 2011	Public offering	14,200	93,235	5,556	42,085	Note 4
March 24, 2011	Allocation of investment units to a third party	397	93,632	155	42,241	Note 5
March 5, 2012	Public offering	44,762	138,394	18,705	60,946	Note 6
March 26, 2012	Allocation of investment units to a third party	2,238	140,632	935	61,881	Note 7

Note 1 The Investment Corporation was incorporated through private placement at a price of ¥500,000 per unit.

Note 2 New investment units were issued at a price of ¥480,000 per unit (subscription price of ¥462,000 per unit) through a public offering in order to raise funds for acquiring new real property.

Note 3 New investment units were issued at a price of ¥462,000 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property.

Note 4 New investment units were issued at a price of ¥405,945 per unit (subscription price of ¥391,297 per unit) through a public offering in order to raise funds for acquiring new real property.

Note 5 New investment units were issued at a price of ¥391,297 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property.

Note 6 New investment units were issued at a price of ¥432,135 per unit (subscription price of ¥417,879 per unit) through a public offering in order to raise funds for acquiring new real property.

Note 7 New investment units were issued at a price of ¥417,879 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property.

Note 8 All investment units are common investment units.

4. Changes in officers

Changes in officers had been otherwise disclosed under the rule of timely disclosure.

5. Additional information

(1) Composition of assets

Classification of assets	Asset category	Location category (Note 1)	Region	As of June 30, 2012		As of December 31, 2012	
				Total of net book value (Millions of yen)	Composition ratio (Note 2) (%)	Total of net book value (Millions of yen)	Composition ratio (Note 2) (%)
Real property	Logistics facilities or Manufacturing and R&D facilities, etc. (Industrial properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	5,681	3.7	7,654	5.0
			Osaka and Nagoya metropolitan areas	1,099	0.7	1,142	0.7
			Other area	—	—	—	—
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
	Infrastructure facilities (Infrastructure properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	46,093	29.7	45,901	29.7
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
Trust beneficial interest in real property	Logistics facilities or Manufacturing and R&D facilities, etc. (Industrial properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	68,742	44.4	68,502	44.3
			Osaka and Nagoya metropolitan areas	1,245	0.8	1,250	0.8
			Other area	—	—	—	—
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
	Infrastructure facilities (Infrastructure properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	5,543	3.6	5,507	3.6
			Osaka and Nagoya metropolitan areas	17,580	11.3	17,504	11.3
			Other area	—	—	—	—
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
Sub-total				145,987	94.2	147,464	95.4
Bank deposits and other assets				8,950	5.8	7,038	4.6
Total assets				154,937	100.0	154,502	100.0
Total liabilities				91,203	58.9	90,597	58.6
Total net assets				63,734	41.1	63,904	41.4

Note 1 “Location category” is classified as below.

Location category	Description
Urban and suburban properties	Properties located in Japan's three major urban areas ⁽ⁱ⁾ , cities designated by government ordinance, or similar areas
Industrial-area properties	Generally, properties located in industrial zones ⁽ⁱⁱ⁾ that generate more than ¥1 trillion in manufactured product shipments
Other properties	Properties that do not fall within either of the above categories but have an expected risk/return profile suitable for investment

(i) Japan's three major urban areas are the greater Tokyo, Osaka and Nagoya areas. The greater Tokyo area consists of Tokyo, Kanagawa, Chiba and Saitama prefectures; the greater Osaka area consists of Shiga, Kyoto, Osaka, Hyogo, Nara and Wakayama prefectures; and the greater Nagoya area consists of Aichi, Mie and Gifu prefectures.

(ii) Industrial zones means industrial zones as defined in the Report on Industry Statistics issued by Ministry of Economy, Trade and Industry of Japan.

Note 2 “Composition ratio” is calculated by rounding to the nearest first decimal place.

(2) Outline of portfolio properties

The principal properties (top ten properties in net book value) as of December 31, 2012 were as follows:

Name of property	Net book value (Millions of yen)	Leasable area (Note 1) (m ²)	Leased area (Note 2) (m ²)	Occupancy ratio (Note 3) (%)	Ratio of rental revenue to total rental revenues (Note 3) (%)	Major use
IIF Haneda Airport Maintenance Center	40,680	81,995.81	81,995.81	100.0	26.6	Infrastructure facility
IIF Kobe District Heating and Cooling Center	17,504	11,275.39	11,275.39	100.0	6.6	Infrastructure facility
IIF Shinonome Logistics Center (Note 4)	13,399	27,493.29	27,493.29	100.0	7.9	Logistics facility
IIF Mitaka Card Center	9,278	21,615.01	21,615.01	100.0	7.2	Manufacturing and R&D facility, etc.
IIF Shinonome R&D Center (Note 5)	8,889	17,045.30	17,045.30	100.0	—	Manufacturing and R&D facility, etc.
IIF Kamata R&D Center (Note 5)	7,550	21,896.56	21,896.56	100.0	—	Manufacturing and R&D facility, etc.
IIF Noda Logistics Center	5,954	38,828.10	38,828.10	100.0	4.9	Logistics facility
IIF Zama IT Solution Center (Note 5)	5,507	10,931.89	10,931.89	100.0	—	Infrastructure facility
IIF Shinsuna Logistics Center	5,297	5,741.75	5,741.75	100.0	3.3	Logistics facility
IIF Shinagawa Data Center (Note 5)	5,221	19,547.11	19,547.11	100.0	—	Infrastructure facility
Total	119,283	256,370.21	256,370.21	100.0	80.2	

Note 1 “Leasable area” means the leasable area of the building or land of each property indicated in the lease agreement, except for IIF Shinsuna Logistics Center of which leasable area shows a total area of the building indicated in the registry book.

Note 2 “Leased area” means the leased area of the building or land of each property indicated in the lease agreement, except for IIF Shinsuna Logistics Center of which leased area shows a total area of the building indicated in the registry book.

Note 3 “Occupancy ratio” (percentage of leased area against the leasable area at the end of accounting period) and “Ratio of rental revenue to total rental revenues” are calculated by rounding to the nearest first decimal place.

Note 4 The Investment Corporation owns 53% of the trust beneficial interest in the property. The leasable area and leased area of the property show 53% of the total leasable area or leased area as the share of quasi-co-ownership.

Note 5 “Ratio of rental revenue to total rental revenues” of the properties are not disclosed because the consent from the tenants has not been obtained.

The details of logistics facilities, manufacturing and R&D facilities, etc. or infrastructure facilities held by the Investment Corporation as of December 31, 2012 were as follows:

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
IIF Shinonome Logistics Center (Note 4)	13-32, Shinonome 2-chome, Koto-ku, Tokyo	Trust beneficial interest	27,493.29	14,800	13,399
IIF Noda Logistics Center	340-13, Aza Tamedai, Nishi-sangao, Noda-shi, Chiba, etc.	Trust beneficial interest	38,828.10	7,010	5,954
IIF Shinsuna Logistics Center	5-15, Shinsuna 3-chome, Koto-ku, Tokyo	Trust beneficial interest	5,741.75	6,080	5,297
IIF Atsugi Logistics Center	19, Aza Ikoda, Hase 6-chome, Atsugi-shi, Kanagawa	Trust beneficial interest	10,959.68	1,920	1,864
IIF Koshigaya Logistics Center	1-1, Ryutsudanchi 4-chome, Koshigaya-shi, Saitama	Trust beneficial interest	10,113.50	2,330	1,949
IIF Nishinomiya Logistics Center	2, Nishinomiyahama 1-chome, Nishinomiya-shi, Hyogo	Trust beneficial interest	10,608.00	1,580	1,250
IIF Narashino Logistics Center (land with leasehold interest)	34-9, Akanehama 3-chome, Narashino-shi, Chiba	Real property	19,834.71	2,070	1,223
IIF Narashino Logistics Center II (land with leasehold interest)	34-1, Akanehama 3-chome, Narashino-shi, Chiba	Trust beneficial interest	58,070.00	4,030	3,435
IIF Atsugi Logistics Center II	602-9, Aza Kitaya, Funako, Atsugi-shi, Kanagawa	Real property	20,661.13	3,360	3,375
IIF Yokohama Tsuzuki Logistics Center	747-1, Aza Minamikochi, Kawamukou-cho, Tsuzuki-ku Yokohama-shi, Kanagawa, etc.	Trust beneficial interest	9,464.03	2,730	2,408
IIF Saitama Logistics Center	398-3, Yoshino-cho 1-chome, Kita-ku, Saitama-shi, Saitama, etc.	Trust beneficial interest	8,995.00	1,760	1,540
IIF Nagoya Logistics Center	27, Yanagida-cho 2-chome, Nakagawa-ku, Nagoya-shi, Aichi, etc.	Real property	8,721.01	1,150	1,142
IIF Atsugi Logistics Center III	3007-7, Kamiechi Aza Uenohara, Atsugi-shi, Kanagawa	Trust beneficial interest	16,584.64	2,600	2,380
IIF Kawaguchi Logistics Center	4829 Midori-cho, Kawaguchi-shi, Saitama, etc.	Real property	11,705.02	2,790	1,872
IIF Totsuka Technology Center (land with leasehold interest)	334-1, Uchikune, Nase-cho, Totsuka-ku, Yokohama-shi, Kanagawa, etc.	Trust beneficial interest	31,442.47	4,760	4,553
IIF Yokohama Tsuzuki Technology Center	25-2, Kitayamada 4-chome, Tsuzuki-ku, Yokohama-shi, Kanagawa	Real property	4,655.48	1,250	1,182
IIF Mitaka Card Center	444-2, Shimo-Renjaku 7-chome, Mitaka-shi, Tokyo, etc.	Trust beneficial interest	21,615.01	9,160	9,278
IIF Shinonome R&D Center	14-5, Shinonome 1-chome, Koto-ku, Tokyo	Trust beneficial interest	17,045.30	10,700	8,889
IIF Kamata R&D Center	31-1, Minami-Kamata 2-chome, Ota-ku, Tokyo	Trust beneficial interest	21,896.56	7,510	7,550
IIF Kobe District Heating and Cooling Center	8-2, Higashikawasaki-cho 1-chome, Chuo-ku, Kobe-shi, Hyogo	Trust beneficial interest	11,275.39	14,700	17,504
IIF Haneda Airport Maintenance Center	5-1 and 2, Haneda Airport 3-chome, Ota-ku, Tokyo	Real property	81,995.81	39,500	40,680

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
IIF Zama IT Solution Center	5505-7, Higashihara 5-chome, Zama-shi, Kanagawa	Trust beneficial interest	10,931.89	5,540	5,507
IIF Shinagawa Data Center	521-1, Futaba 2-chome, Shinagawa-ku, Tokyo, etc.	Real property	19,547.11	6,290	5,221
Total			478,184.88	153,620	147,464

Note 1 “Location” means the residence indication or the location indicated in the land registry book.

Note 2 “Leasable area” means the leasable area of the building or land of each property indicated in the lease agreement, except for IIF Shinsuna Logistics Center of which leasable area shows a total area of the building indicated in the registry book.

Note 3 “Appraisal value at end of period” shows the value appraised or researched by the real estate appraiser in accordance with the methods and standard of assets valuation as stipulated in the Articles of Incorporation of the Investment Corporation as well as the regulations as stipulated by The Investment Trusts Association, Japan.

Note 4 The Investment Corporation owns 53% of the trust beneficial interest in the property. The leasable area of the property shows 53% of the total leasable area as the share of quasi-co-ownership.

Operating results of each property for the six months ended June 30, 2012 and December 31, 2012 were as follows:

Name of property	For the six months ended							
	June 30, 2012				December 31, 2012			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
IIF Shinonome Logistics Center	1	100.0	397	8.9	1	100.0	397	7.9
IIF Noda Logistics Center	2	100.0	240	5.4	2	100.0	245	4.9
IIF Shinsuna Logistics Center	1	100.0	168	3.8	1	100.0	168	3.3
IIF Atsugi Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Koshigaya Logistics Center	1	100.0	75	1.7	1	100.0	75	1.5
IIF Nishinomiya Logistics Center	1	100.0	59	1.3	1	100.0	59	1.2
IIF Narashino Logistics Center (land with leasehold interest) (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Narashino Logistics Center II (land with leasehold interest)	1	100.0	115	2.6	1	100.0	117	2.3
IIF Atsugi Logistics Center II (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Yokohama Tsuzuki Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Saitama Logistics Center	1	100.0	66	1.5	1	100.0	66	1.3
IIF Nagoya Logistics Center	1	100.0	48	1.1	1	100.0	48	1.0
IIF Atsugi Logistics Center III (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kawaguchi Logistics Center (Note 3)	—	—	—	—	1	100.0	—	—
IIF Totsuka Technology Center (land with leasehold interest)	1	100.0	154	3.5	1	100.0	154	3.1
IIF Yokohama Tsuzuki Technology Center	1	100.0	57	1.3	1	100.0	57	1.1
IIF Mitaka Card Center	1	100.0	180	4.0	1	100.0	364	7.2
IIF Shinonome R&D Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kamata R&D Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kobe District Heating and Cooling Center	1	97.5	371	8.3	1	100.0	330	6.6

Name of property	For the six months ended							
	June 30, 2012				December 31, 2012			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
IIF Haneda Airport Maintenance Center	1	100.0	1,363	30.6	1	100.0	1,340	26.6
IIF Zama IT Solution Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Shinagawa Data Center (Note 3)	1	100.0	—	—	1	100.0	—	—
Total (Note 4)	23	99.9	4,458	100.0	24	100.0	5,037	100.0

Note 1 “Number of tenants” shows the number of lessee for the properties. The total column of “Number of tenants” shows the simple sum for the number of lessee.

Note 2 “Occupancy ratio” (percentage of leased area against the leasable area at the end of accounting period) and “Ratio of rental revenue to total rental revenues” are calculated by rounding to the nearest first decimal place.

Note 3 “Ratio of rental revenue to total rental revenues” of the properties are not disclosed because the consent from the tenants has not been obtained.

Note 4 The total column of “Occupancy ratio” shows percentage of total leased area against total leasable area at the end of accounting period. Figures are rounded to the nearest first decimal place.