



Industrial & Infrastructure Fund
Investment Corporation

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



Investor Presentation for the December 2012 (11th) Period



Mitsubishi Corp UBS Realty

Ticker

3249

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1. Executive Summary - Our Growth Path

6-period Growth Streak Bolstered by 3 Successive Years of POs

	Jul — Dec. 2010 (7 th Period)	Jan — Jun. 2011 (8 th Period) PO	Jul — Dec. 2011 (9 th Period)	Jan — Jun. 2012 (10 th Period) PO	Jul — Dec. 2012 (11 th Period)	Jan — Jun. 2013 (12 th Period) (Forecast) PO	Jul — Dec. 2013 (13 th Period) (Forecast)
Operating Revenue (JPY MM)	2,962 (100.0)	3,295 (111.3)	3,526 (119.0)	4,458 (150.5)	5,037 (170.0)	5,742 (193.9)	5,968 (201.5)
Net Income (JPY MM)	798 (100.0)	1,022 (128.1)	1,158 (145.2)	1,852 (232.1)	2,023 (253.4)	2,435 (305.0)	2,507 (314.1)
Units Outstanding (unit)	79,035 (100.0)	93,632 (118.5)	93,632 (118.5)	140,632 (177.9)	140,632 (177.9)	156,432 (197.9)	156,432 (197.9)
Dividend per Unit (JPY)	10,102 (100.0)	10,919 (108.1)	12,377 (122.5)	13,176 (130.4)	14,387 (142.4)	15,567 (154.1)	16,029 (158.7)
Number of Properties	11	16	16	22	23	29	29
Total Acquisition Price (JPY MM)	96,900 (100.0)	108,240 (111.7)	108,240 (111.7)	145,514 (150.2)	147,284 (152.0)	165,357 (170.6)	165,357 (170.6)

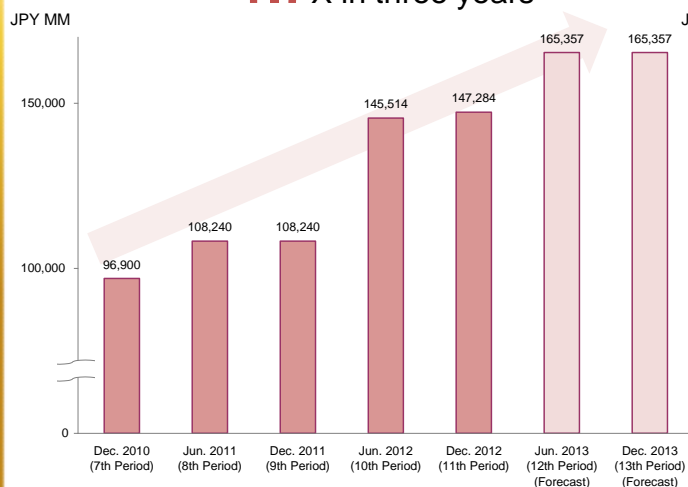
(Note 1) Previously announced as of Aug. 8, 2012

(Note 2) Announced on Jan. 16, 2013, the Launch of the Offering

(Note 3) "()" indicates each figure relative to the figures as of the end of Dec. 2010 which is set as 100

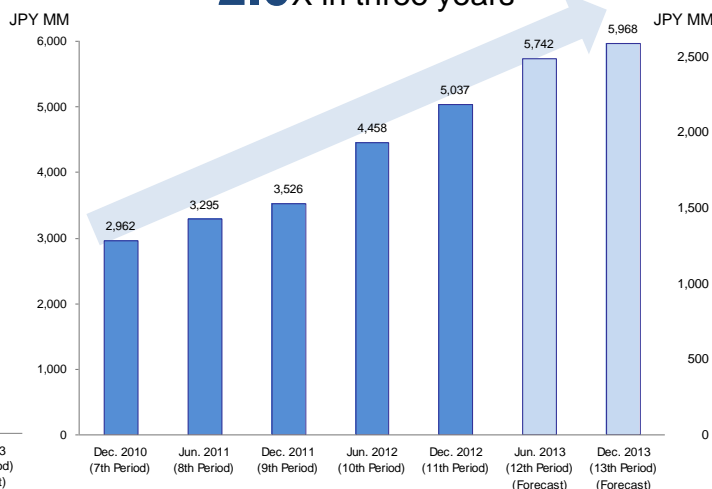
Total Acquisition Price

1.7X in three years



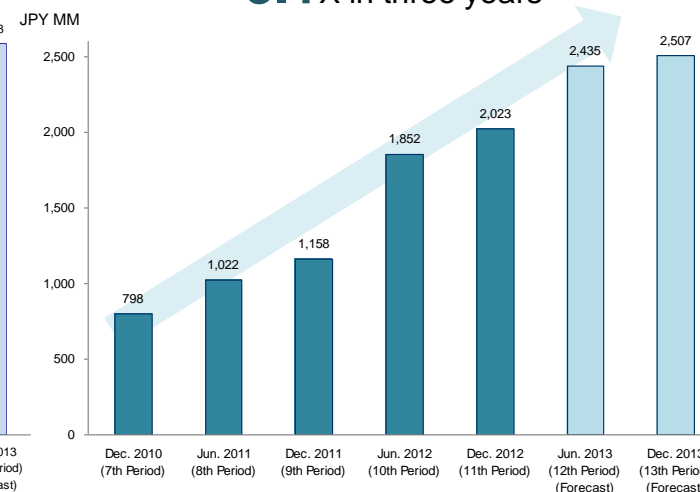
Operating Income

2.0X in three years



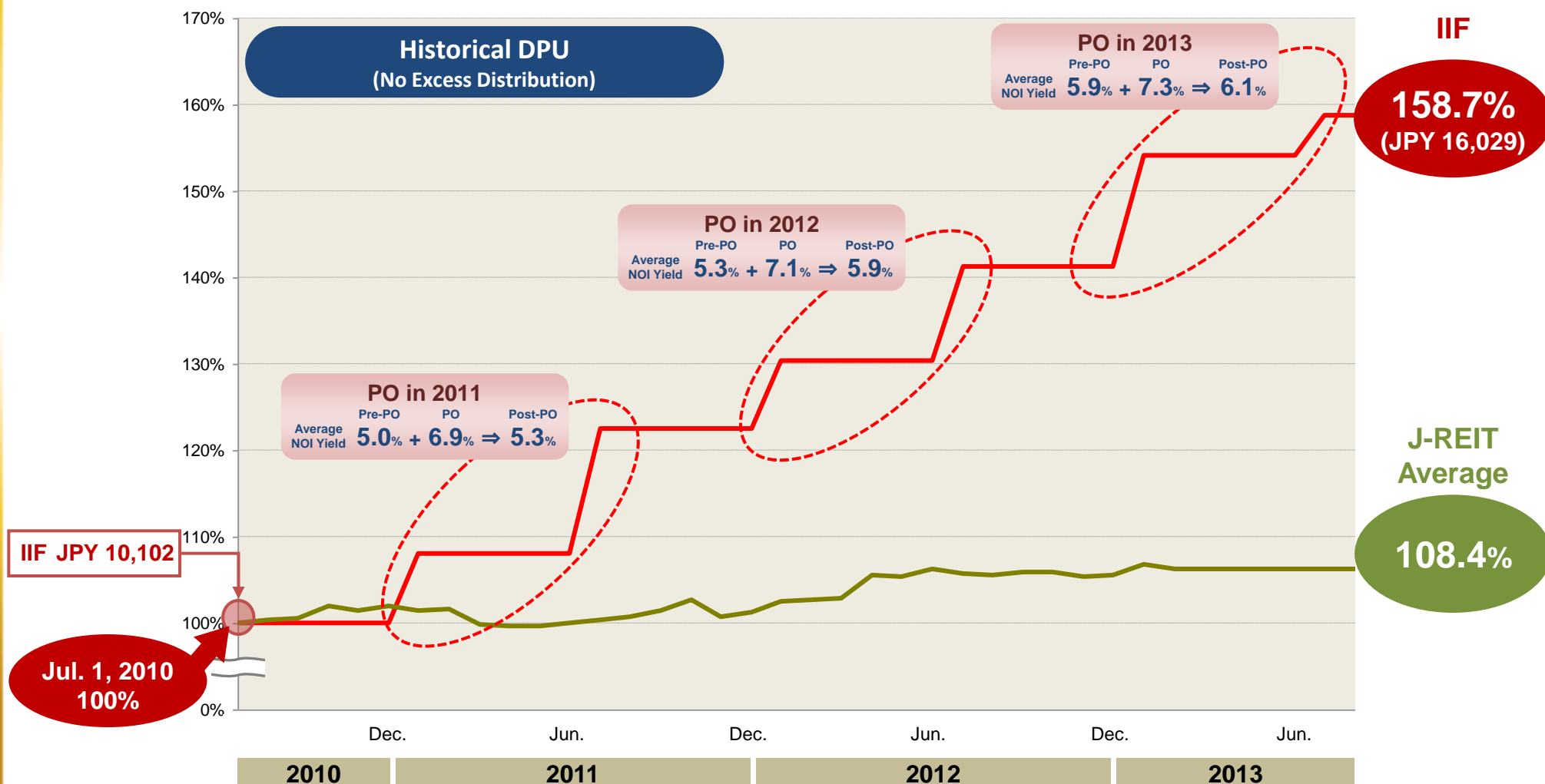
Net Income

3.1X in three years



Achieved DPU Growth by Expanding Portfolio

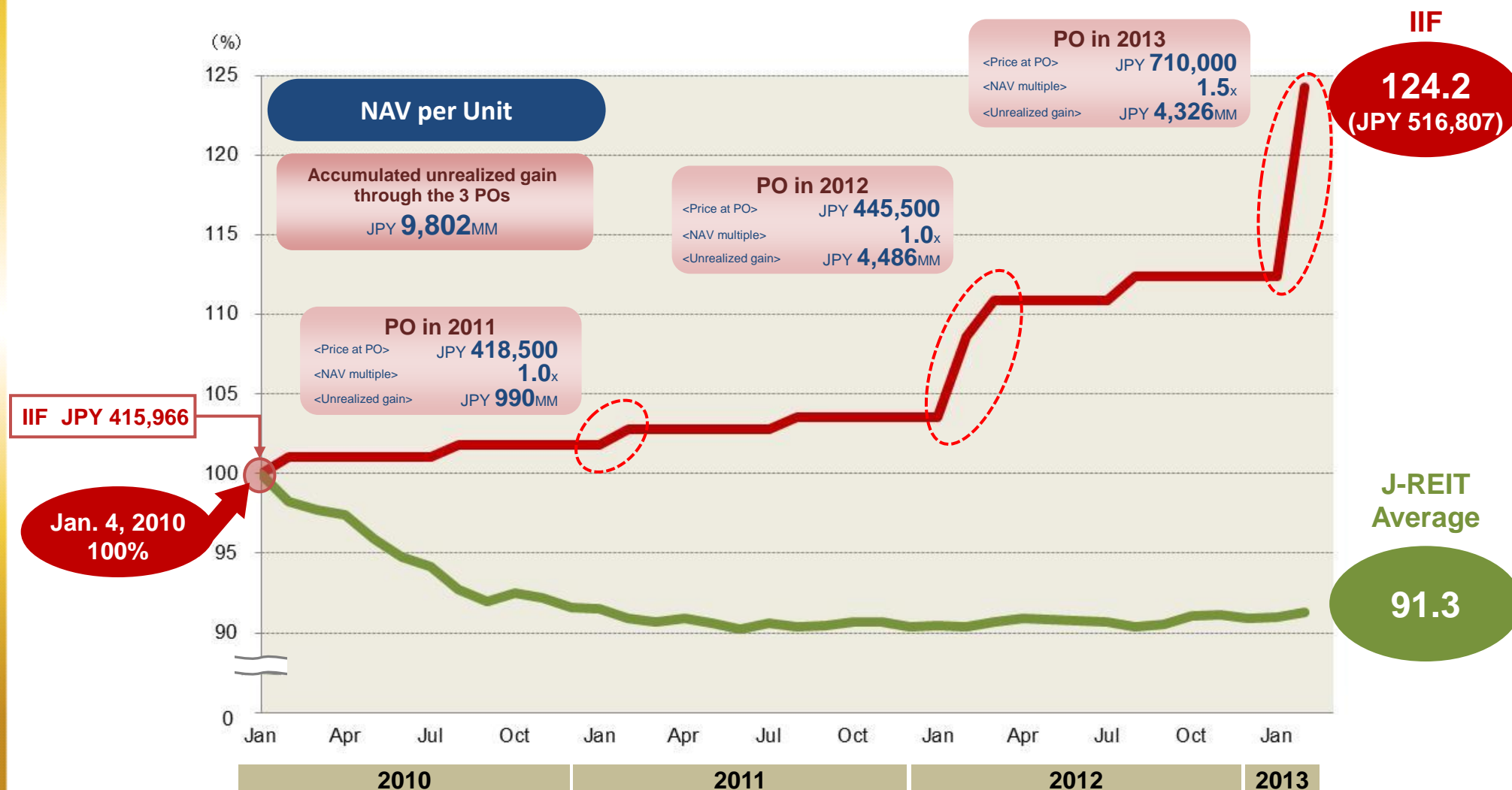
DPU up by 59% - Delivering 3 successive years of POs, enhancing portfolio profitability



(Note 1) Pro-forma including dividend forecast
(Note 2) J-REIT average excludes names that are listed after Jul. 2010
(Source) Based on disclosed information

Expanding Portfolio and Achieving NAV Growth

NAV up by 24% - Acquiring properties at discount through POs



(Note 1) Y-axis indicates relative NAV per Unit trends which the price and index at the end of Jan. 2010 is set as 100%

(Note 2) Unrealized gain refers to the difference between appraisal value of each property at the acquisition and the corresponding acquisition price

(Source) Based on disclosed information

Achieving a Record High Market Cap. and Improving Liquidity

6.3x market cap. after 3 consecutive years of POs and rally in unit price



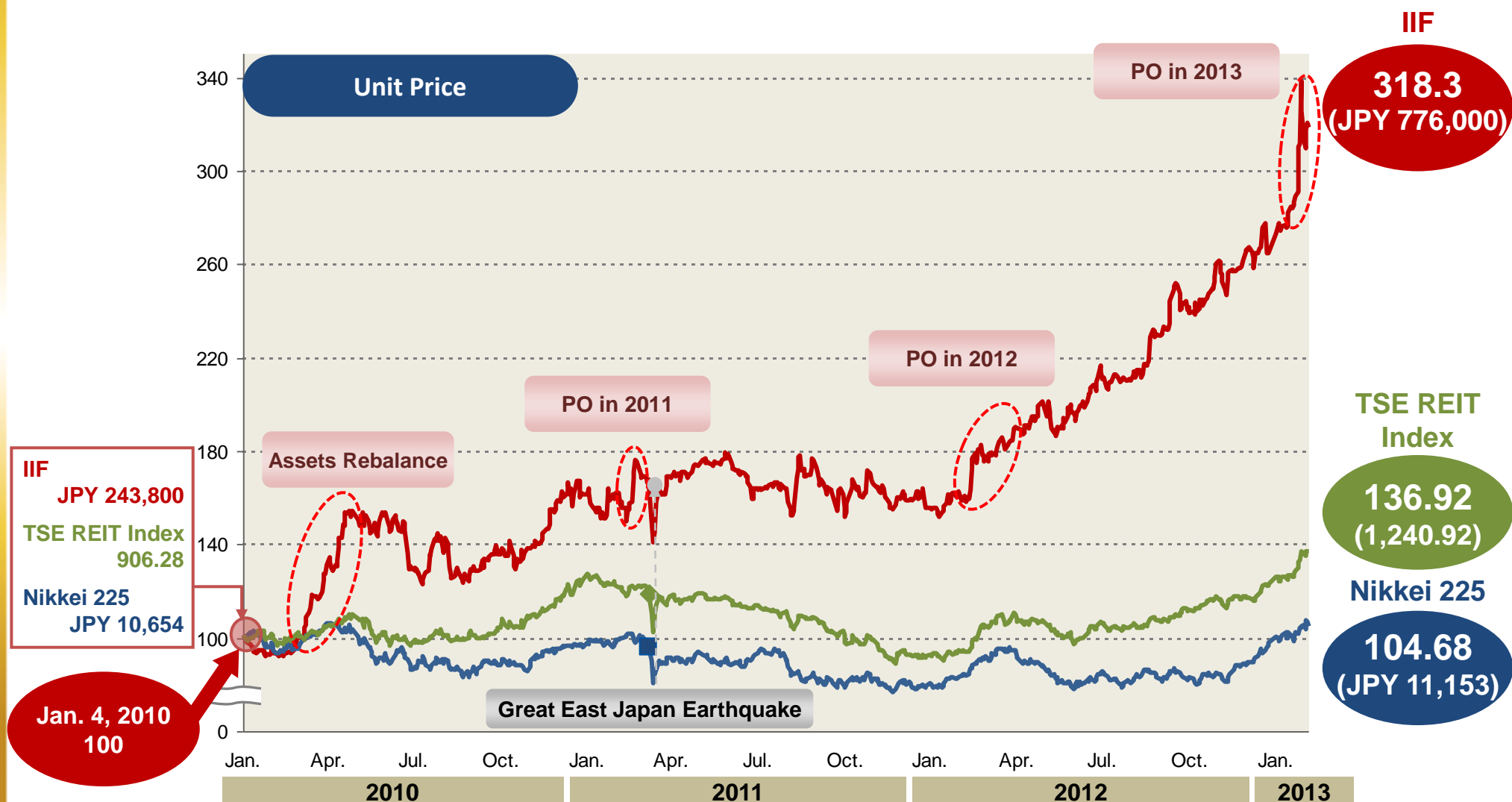
(Note 1) Indices are based on closing prices

(Note 2) Y-axis indicates the relative trend in the market capitalization of which the 100% is set at the closing price of Tokyo Stock Exchange as of Jan.4, 2010

(Source) Bloomberg

Unit Price Performance (Jan. 4, 2010 - Feb. 8, 2013)

Unit price tripled, reflecting DPU and NAV growths buoyed by 3 successive POs



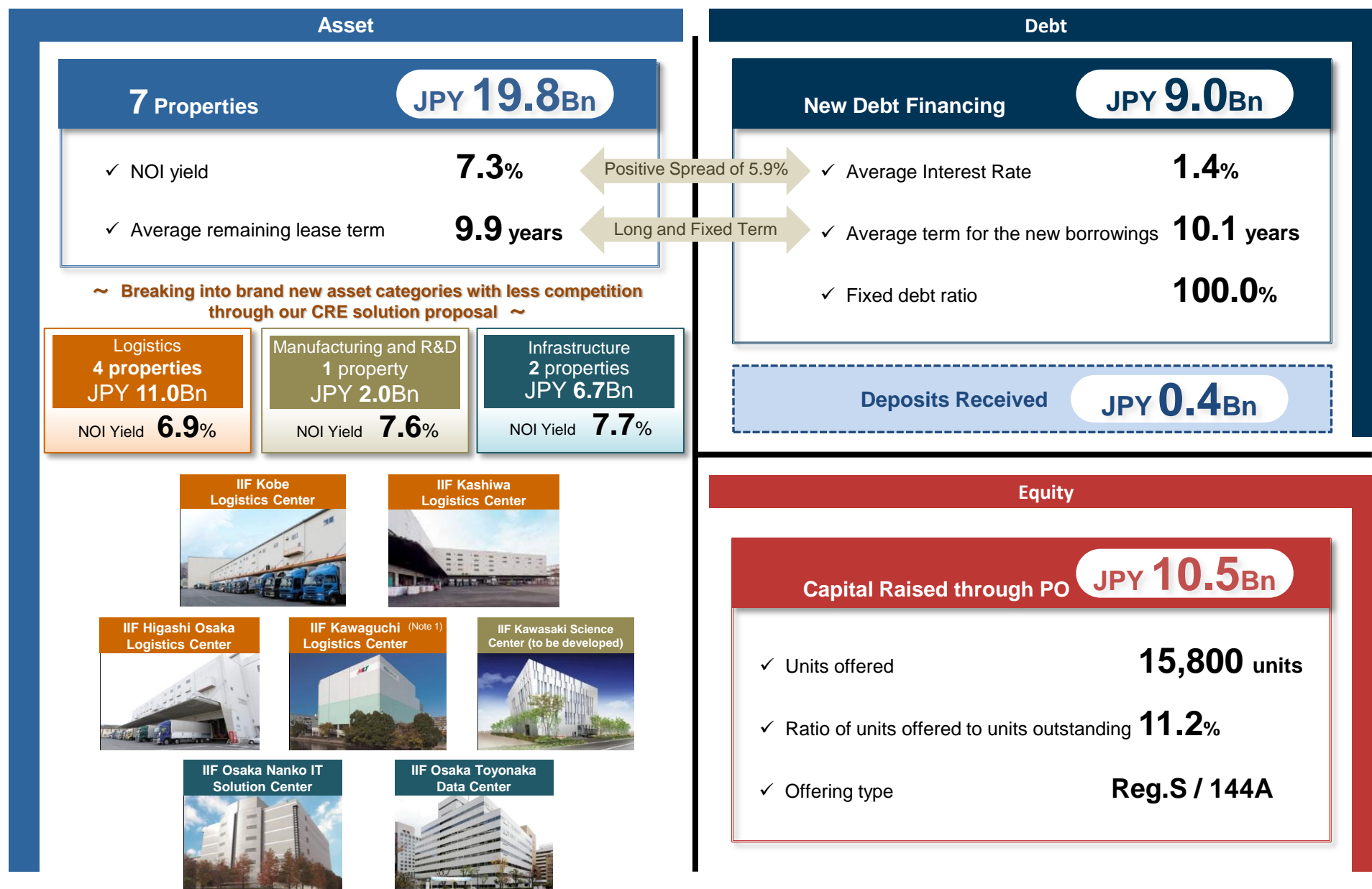
(Note 1) Indices are based on closing prices

(Note 2) Y-axis indicates the relative trend in the unit price of which the 100% is set at the closing price of Tokyo Stock Exchange as of Jan. 4, 2010

(Source) Bloomberg

2. PO Conducted in Feb. 2013

Overview



(Note 1) IIF Kawaguchi Logistic Center acquired on December 25, 2012

(Note 2) Please refer to the Appendix for detail of numbers and data mentioned in this page

Overview (cont'd)

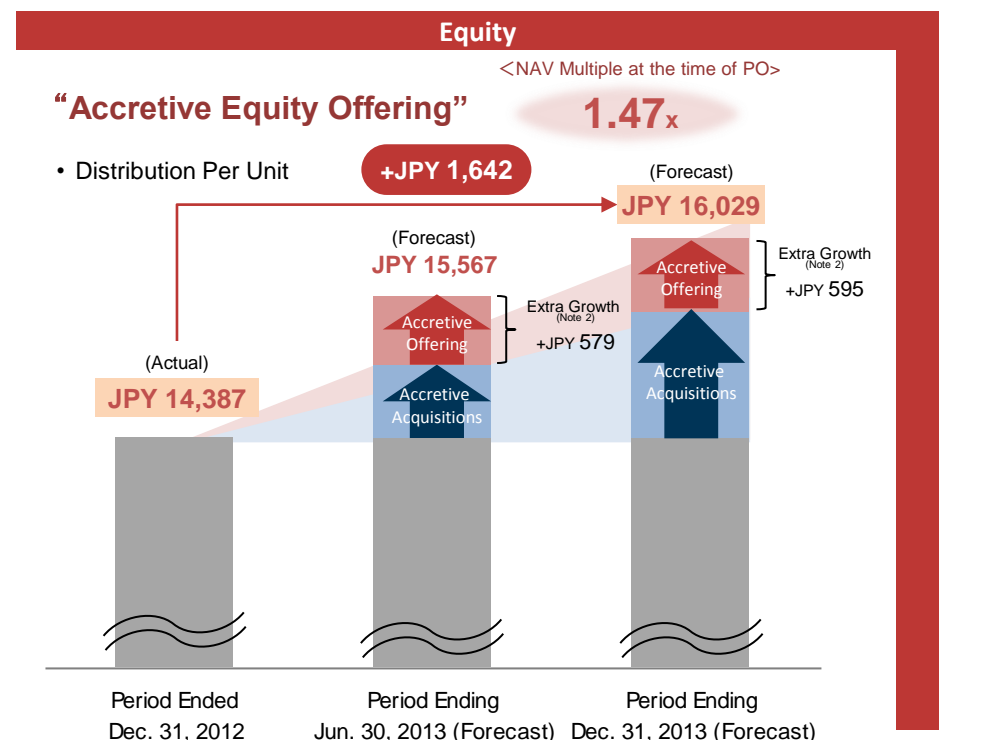
Acceleration of DPU growth through “accretive equity offering”, continued stability enhancement

Asset				
	As of Jun. 30, 2012 (End of 10 th Period)	Acquired Property (Note 1)	After Acquisitions	
• Number of Properties	22 properties	+ 7 properties	→ 29 properties	
• Acquisition Price (JPY MM)	145,514	+ 19,843	→ 165,357	
• Average NOI Yield (before depreciation)	5.9%	+ 7.3%	→ 6.1%	
• Average NOI Yield (after depreciation)	4.9%	+ 6.2%	→ 5.0%	

(Note 1) Estimated value at the acquisition of 7 properties by PO including IIF Kawaguchi Logistics Center which IIF acquired on December 25, 2012

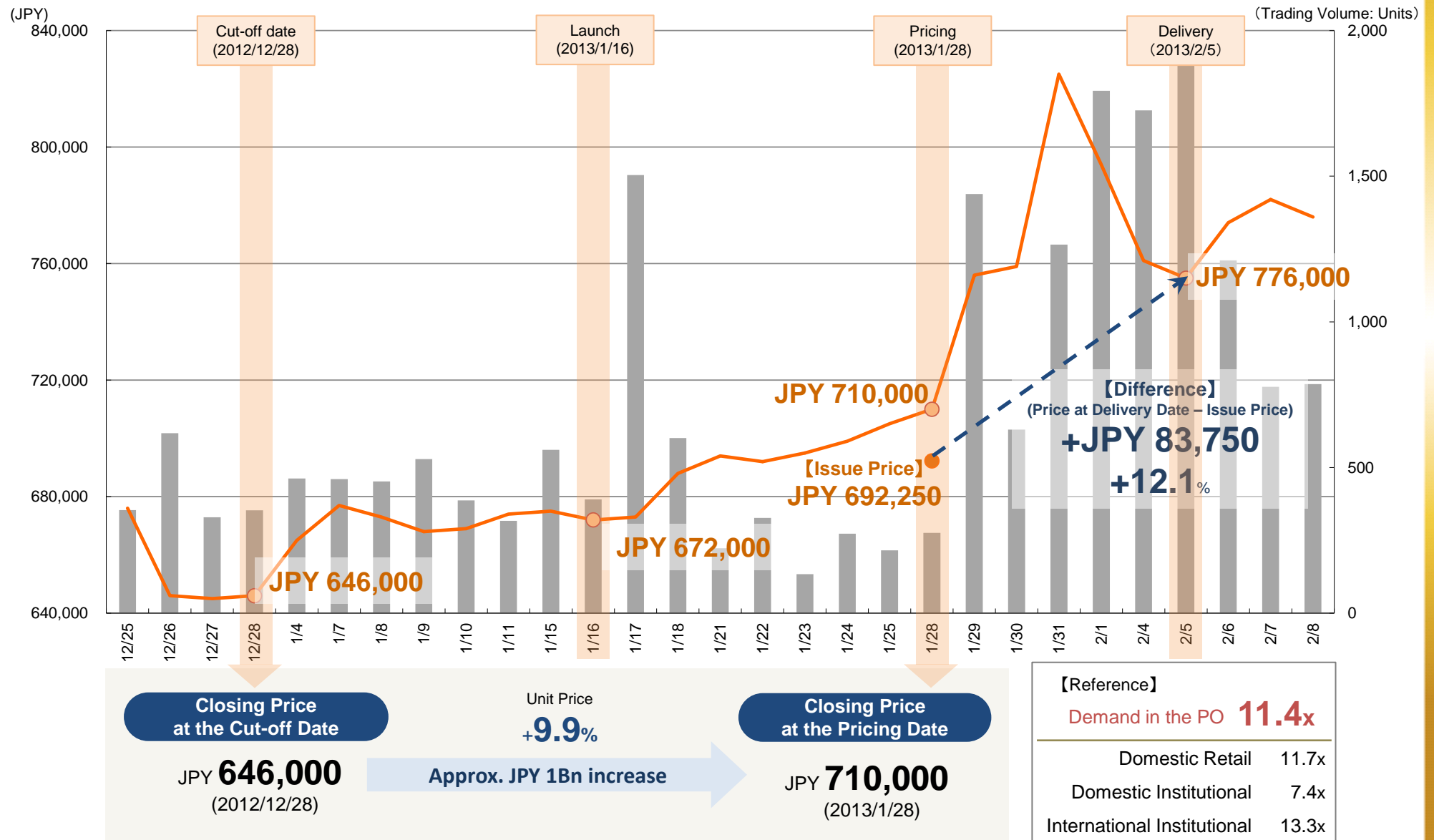
(Note 2) “+579 yen” of the period ending June 30, 2013 and “+595 yen” of the period ending December 31, 2013 are described as the extra growth through the accretive equity offering and these figures are calculated as the difference between the forecasted dividends of each period and the assumed dividend in case that total offering price, total net proceeds and total number of new issue units are determined on the basis of the NAV per unit as of the end of Jun. 2012

Debt			
	As of Jun. 30, 2012 (End of the 10 th Period)		After Acquisitions
• LTV	51.6%	➔	51.1%
• Average Debt Maturity	4.2 years	➔	5.0 years
• Average Interest Rate	1.31%	➔	1.27%



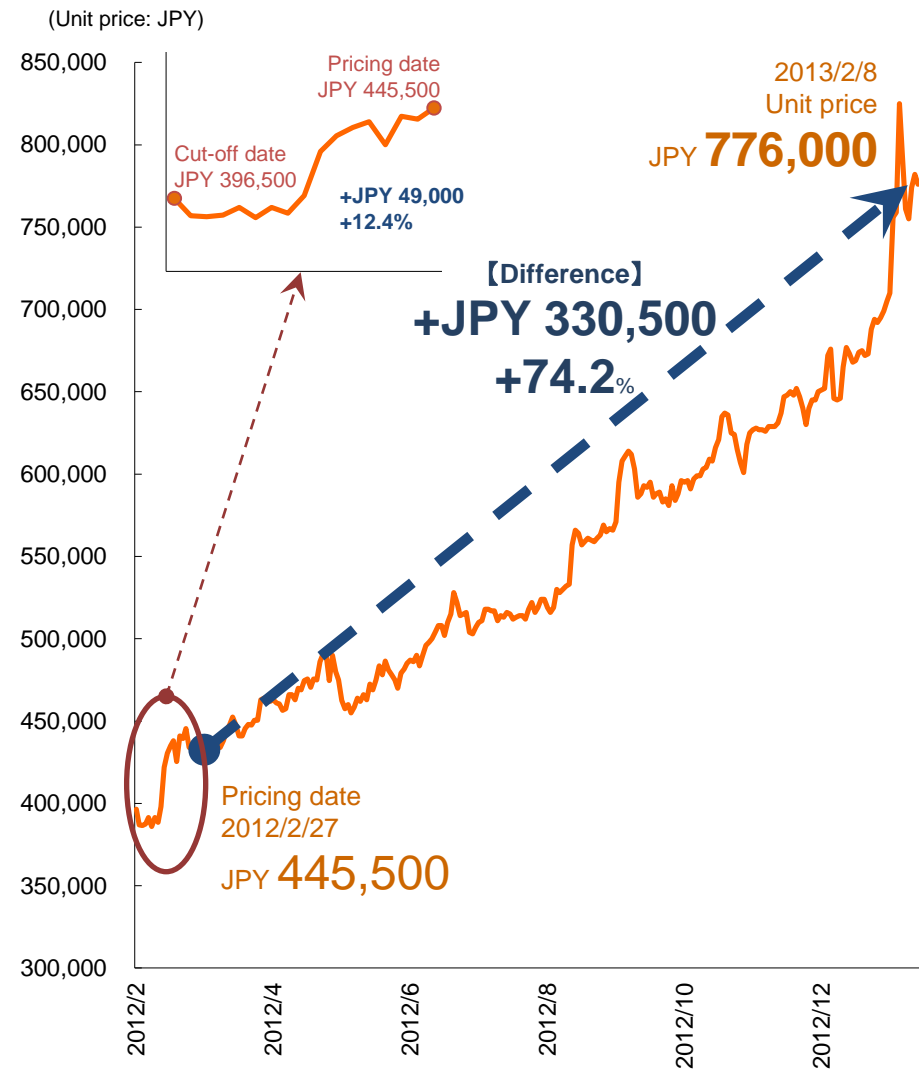
Unit Price Rallied in Response to the PO Launch

Upsized offering due to post-launch rally — capturing surplus capital



Capital market reacting positively for both 2011 and 2012 PO launches

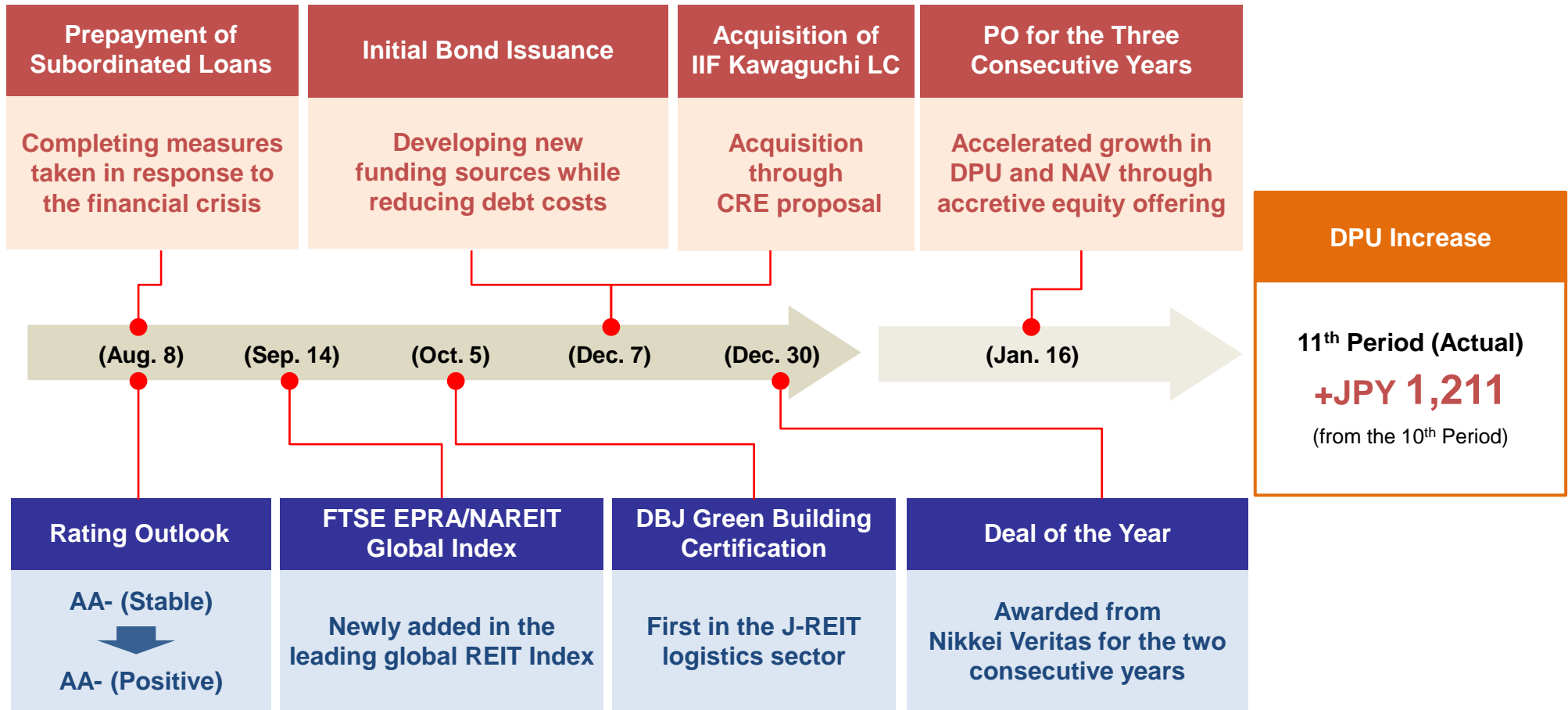
PO in 2012



3. Highlights of the 11th Period

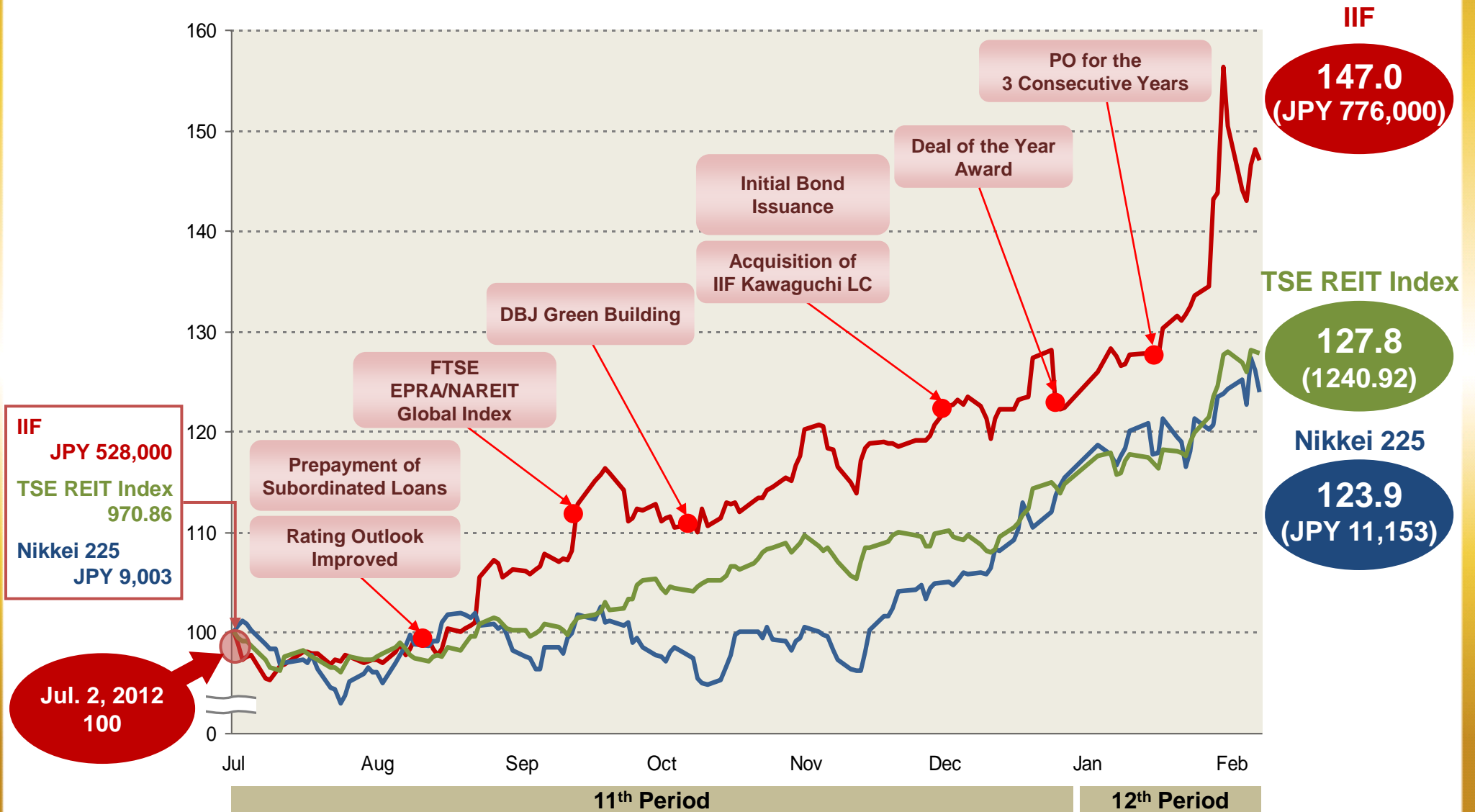
Major Achievements

Key Measures



Market Evaluation

Recent Unit Price and Our Key Achievements



(Note 1) Indices are based on closing prices
 (Note 2) Y-axis indicates the relative trend in the unit price of which the 100% is set at the closing price of Tokyo Stock Exchange as of Jan. 4, 2010
 (Source) Bloomberg

Initial Offering of Investment Corporation Bonds

Diversification of financing source while lowering debt costs

Successfully Issuing Bonds in Favorable Terms Reflecting Our Robust Financial Condition

The 1st Investment Corporation Bond JPY 5.0bn

- Issue Date : 2012/12/27
- Bond Maturity Term : 4 years
- Fixed / Float : Fixed
- Coupon : 0.56%

The 2nd Investment Corporation Bond JPY 5.0bn

- Issue Date : 2012/12/27
- Bond Maturity Term : 10 years
- Fixed / Float : Fixed
- Coupon : 1.40%

<Reference>

(Note 1)
Historical Ranking of Low Coupon J-REIT Bonds (All Bond Term)

	Pricing Date	REIT	Term (Years)	Amount (JPY Bn)	Coupon (%)
1	2012/12/07	IIF	4	5	0.560
2	2012/11/30	Diversified REIT A	4	10	0.620
3	2011/09/09	Office REIT B	5	10	0.640
4	2012/10/11	Office REIT C	4	4	0.660
5	2012/11/13	Diversified REIT D	5	5	0.680

(Note 1)
Historical Ranking of Low Coupon J-REIT Bonds (Term: 10 years)

	Pricing Date	REIT	Term (Years)	Amount (JPY Bn)	Coupon (%)
1	2012/12/07	IIF	10	5	1.400
2	2012/10/16	Diversified REIT E	10	3	1.470
3	2005/01/27	Retail REIT F	10	15	1.730
4	2005/10/26	Office REIT B	10	10	1.850
5	2006/02/09	Retail REIT G	10	10	2.020

(Note 1) Ranking of investment corporate bonds issued before Jan. 31, 2013

Gaining Positive Reputation

Credit Rating Outlook Improved to “Positive”

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 debt 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 public offering implemented during February/March this year 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."

Inclusion in FTSE EPRA/NAREIT Global Real Estate Index

FTSE

The FTSE EPRA/NAREIT Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide and is the leading benchmark of the listed real estate sector globally. The series' main index is FTSE EPRA/NAREIT Global Index which represents 423 stocks, as of December 31, 2012, with a net market cap of USD 1.1Tn

Gaining Positive Reputation (Cont'd)

PO in March 2012, Crowned “Deal of the Year”

Awarded by Nikkei Veritas for the 2 consecutive years following last year and ranked at the top as a J-REIT

Best Equity Offering

No.	Company	Scoring	Lead Managers
1	JIN (3046)	Follow-on Offering	61 Mizuho
2	Industrial & Infrastructure Fund (3249)	Follow-on Offering	42 Nomura, SMBC Nikko, MS/MUMSS, UBS
3	Japan Real Estate (8952)	Follow-on Offering	31 SMBC Nikko, Mizuho, MUMSS
4	Nippon Building Fund (8951)	Follow-on Offering	27 Nomura
5	Tsukui (2398)	Follow-on Offering	22 Nomura

(Source) Nikkei Veritas as of December 30, 2012

(note) Selected by Nikkei Veritas among the equity finance deals executed in 2012 based on interviews to professional investors such as banks and securities companies.

The First J-REIT logistics facilities to receive DBJ Green Building Certification

✓ IIF Koshigaya Logistics Center



Received the “**Gold 2012**” certification with excellent environmental and social awareness

【Evaluation Points】

- (1) Achievement of environmental friendliness and energy conservation as a result of improvement works such as solar power system and LED lighting
- (2) Implementing the disaster prevention countermeasures for tenants
(installation of portable storage batteries and provision of lifeline facilities in the event of disaster)
- (3) Continuously improving tenants' satisfaction by installing a seismically isolated structure for “Noda LC”.

✓ IIF Noda Logistics Center

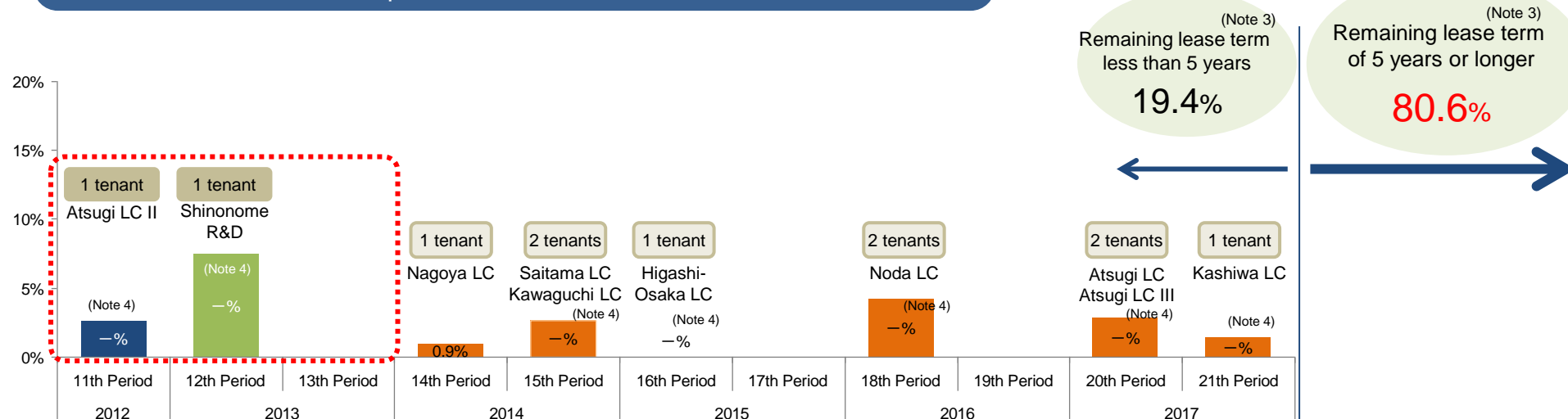


4. Our Approach to Current and Upcoming Issues

Stable Cash Flow Generated from Portfolio Anchored by Long-term Leases

Maintaining 99.9% occupancy rate through our solid tenant management

Lease Expiration Schedule (annual rent based)



Our Achievement for the Leases expired in 11th Period/Our Action Plan for the Leases expiring in the 12th-13th Period

	Lease Expiry	Property Name	Tenant	% of Entire Portfolio (by Rent)	Achievements/ Action Plans
Period ended Dec. 2012 (11 th Period)	Aug. 31, 2012	Atsugi LC II	Succession Sun Toshi Tatemono Co., Ltd.	(Note 4) — %	Execute the memorandum regarding lease extension with the existing tenant on Aug. 8, 2012 “Maintain the current Rent Level”, “10-year Lease Period”
Period ending Jun. 2013 (12 th Period)	Mar. 31, 2013	Shinonome R&D	Succession Nihon Unisys, Ltd.	(Note 4) — %	“2-year Renewal” from Apr. 1, 2013 Continuously discussing with existing tenant on lease condition for the longer lease term
Period ending Dec. 2013 (13 th Period)	<u>No Lease Maturity</u>				

(Note 1) Based on the lease contract as scheduled. Higashi-Osaka LC is scheduled to be acquired on Apr. 12, 2013

(Note 2) Not disclosed per tenant's request

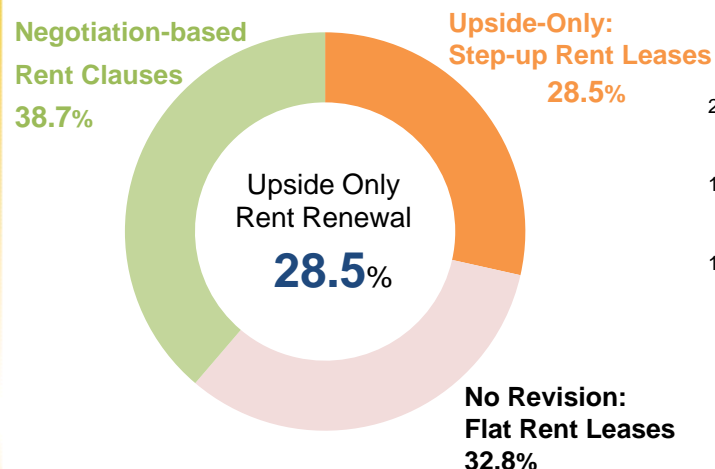
(Note 3) Based on the period from Feb. 15, 2013 until the lease expiration date prescribed in each lease agreement.

(Note 4) Not disclosed per tenant's request

Rent Revisions Going Forward

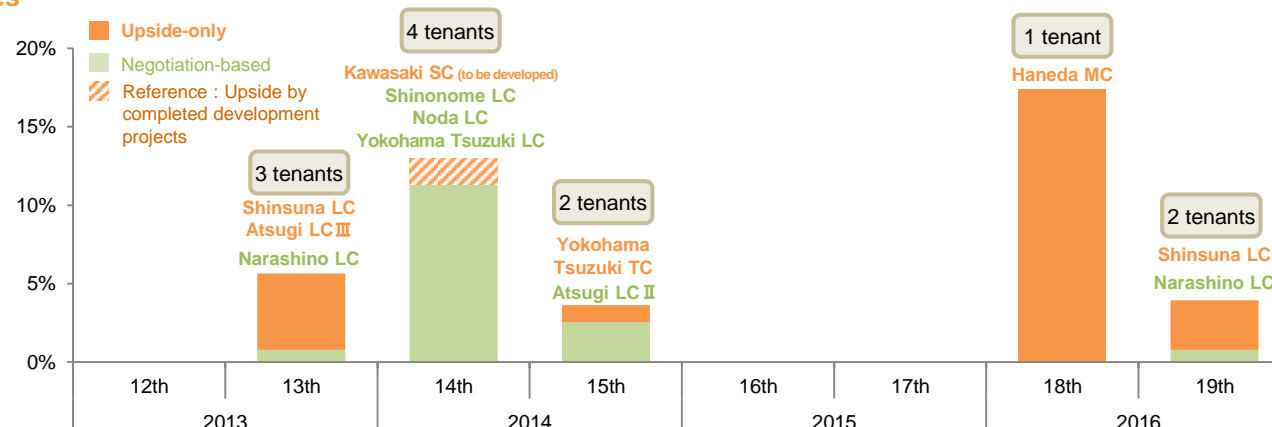
Pursuing upside while enjoying stable cash flows

Rent Revision (annual rent based)



Rent Revision Schedule (annual rent based)

※ In addition to below, rent for Kashiwa LC (upside-only) and Nishinomiya LC (negotiation-based) may be revised depending on changes of economic conditions, etc. irrespective of the timing



Upside-only Rent Revision Schedule and its Impact on Dividends

	Rent Revision Schedule	Property Name	Tenant	% of Entire Portfolio (by Rent)	Terms of Rent Revision	Annual Rent Increase (Note 1) (Impact on dividends)
Period ending Dec. 2013 (13 th Period)	2013/7/15	Shinsuna LC	Sagawa Express	3.2%	3% increase in every three years	JPY 10,127,000 (+JPY 32)
	2013/10/27	Atsugi LC III	Tokyo Logistics Factory	—% (Note 2)	Rent increase discussion available from Oct. 27, 2013	TBD
Period ending Jun. 2014 (14 th Period)	The building is scheduled to be completed on Apr. 2014	Kawasaki SC (to be developed)	Johnson & Johnson	—% (Note 2)	Switching to a Fixed term lease agreement from the temporary land lease agreement upon the completion of the building	— (Note 2) (—)
Period ending Dec. 2014 (15 th Period)	2014/10/1	Yokohama Tsuzuki TC	TÜV Rheinland Japan	1.1%	2% increase in every three years (until September 30, 2020)	JPY 1,740,000 (+ JPY 6)
Period ending Jun. 2016 (18 th Period)	2016/1/1	Haneda MC	Japan Airlines	17.4%	From 2016/1/1 to 2020/12/31 increase by circa 2% (Reference) After 2021/1/1 increase by circa 3%	JPY 38,935,000 (+ JPY 124)
Period ending Dec. 2016 (19 th Period)	2016/7/15	Shinsuna LC	Sagawa Express	3.2%	3% increase in every three years	JPY 10,430,000 (+ JPY 33)

(Note1) The impact on distributions was calculated by accounting only the impact of events individually, where each events are 6-month cumulative effect based on 156,432 investment units issued. The actual distributions will also vary by factors other than above.

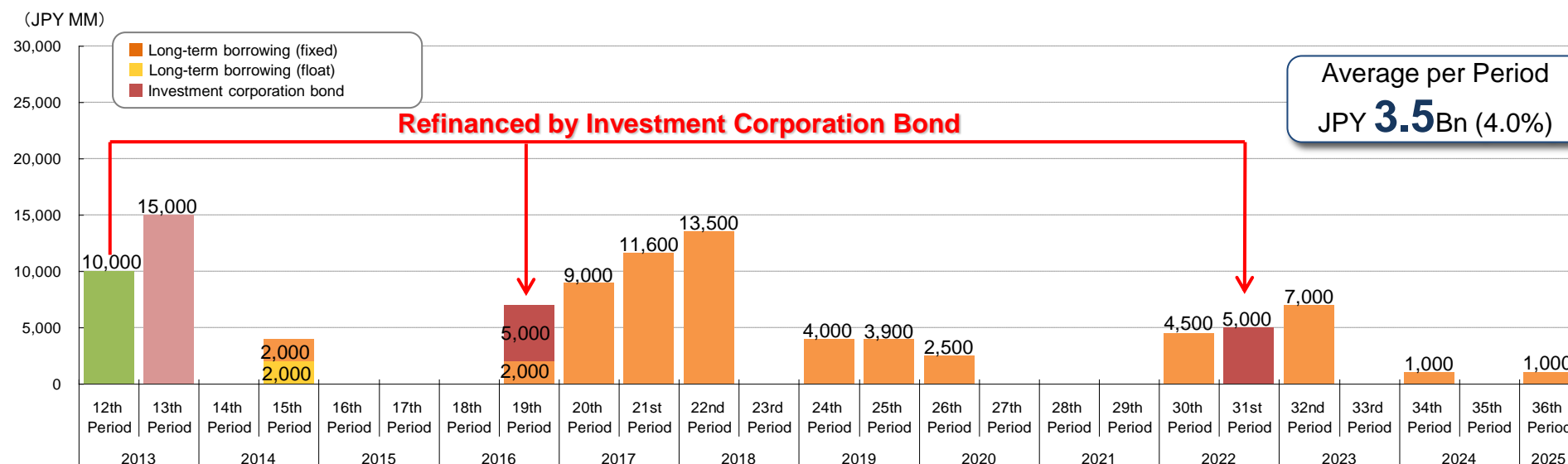
(Note 2) Not disclosed per tenant's request

Debt Finance to Further Strengthen Financial Condition

Enhancing Ongoing Solid Balance Sheet, Responding to Financing Environment

Long-term and Stable Debt Financing with Dispersed Maturities

Debt Maturity



Action plans for the debt maturing in the 12th Period and the 13th Period

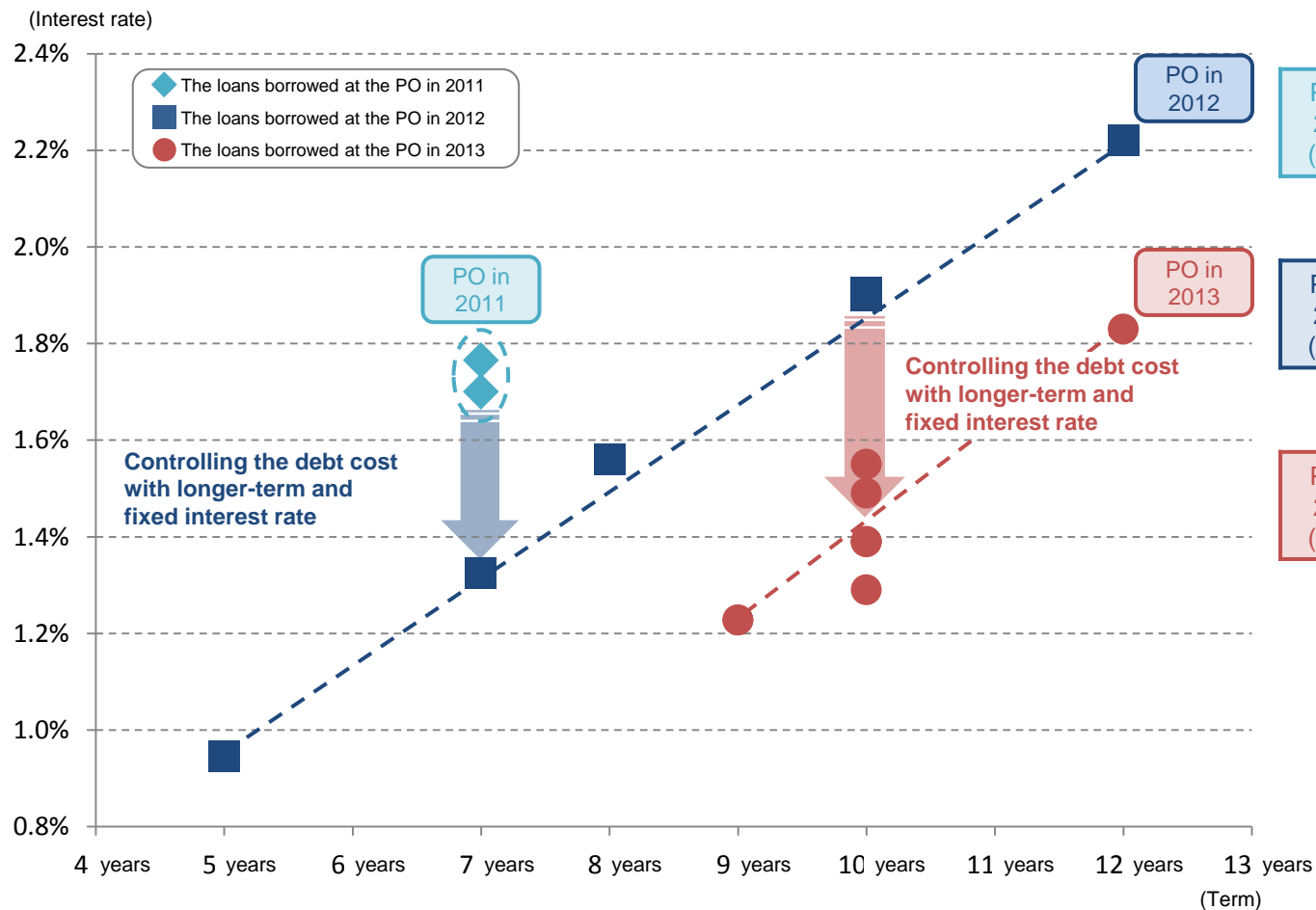
	Maturity Date	Loan Amount	Interest Rate	Lender	Achievements/Action Plans
Period ending Jun. 2013 (12th Period)	2013/2/28	JPY 10.0Bn	Float 1.12833%	Bank of Tokyo Mitsubishi UFJ Mitsubishi UFJ Trust & Banking Sumitomo Mitsui Trust Bank	Refinanced by bonds in order to achieve <u>longer term and fixed debt status</u> <u>Remaining period: 0.2 year ⇒ 7.0 years</u> <u>Interest rate: 1.12833% (float) ⇒ 0.98000% (fixed)</u>
Period ending Dec. 2013 (13th Period)	2013/9/30	JPY 7.5Bn	Float 0.90917%	Sumitomo Mitsui Trust Bank Nomura Trust & Banking Resona Bank Yamaguchi Bank	Further pursue refinances by <u>longer term fixed loans</u>
	2013/10/18	JPY 7.5Bn	Float 0.90917%	Bank of Tokyo Mitsubishi UFJ Mitsubishi UFJ Trust & Banking	

Appropriate Debt Cost Control

Pursuit for longer-term and fixed debt profile

Achieving Debt Cost Reduction and Longer-term and Fixed Debt Profile

Terms and Interest Rates for Loans Borrowed in Concurrent with the Recent POs

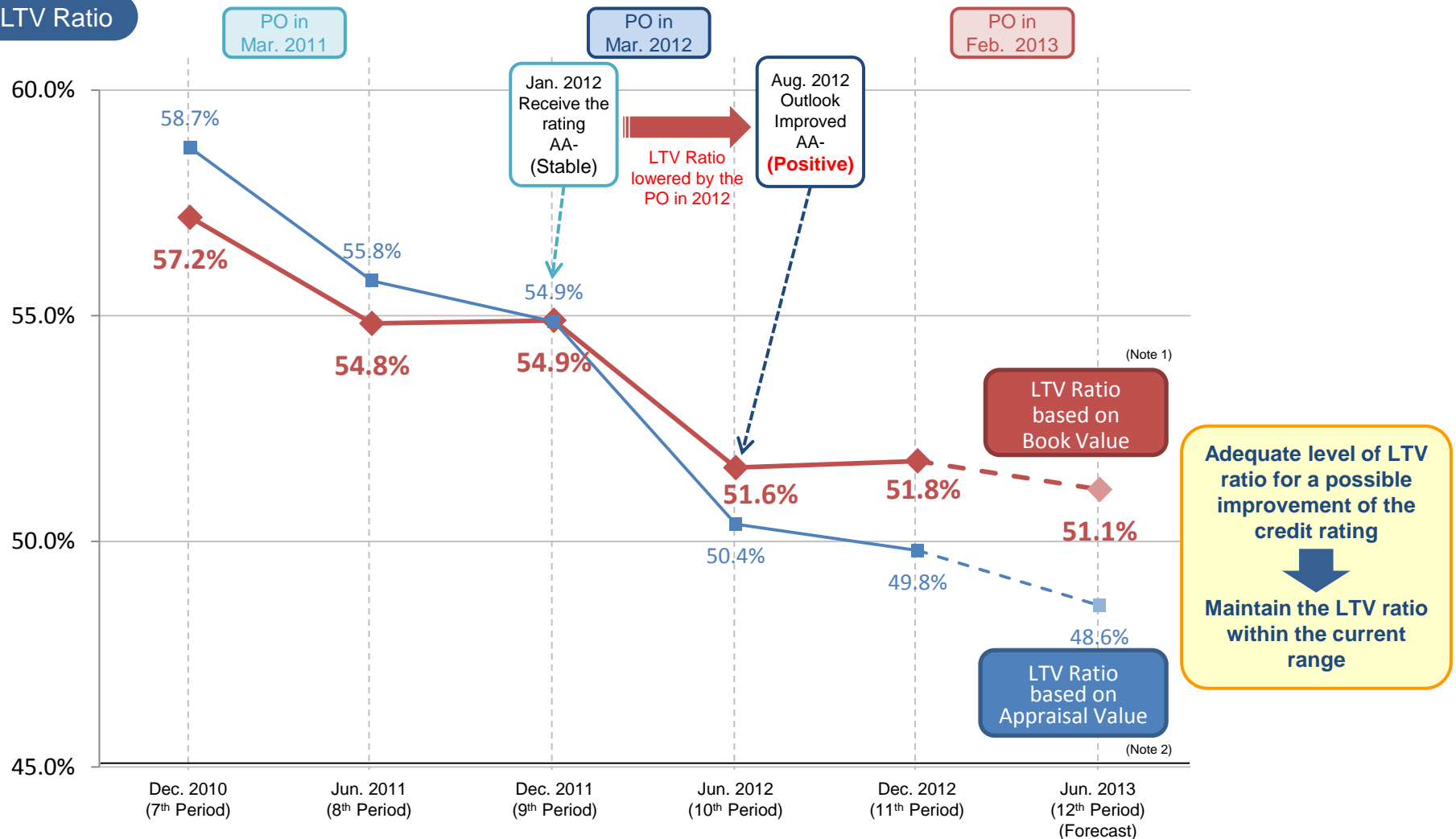


Appropriate LTV Control

Continuous Operation under Current LTV Standard

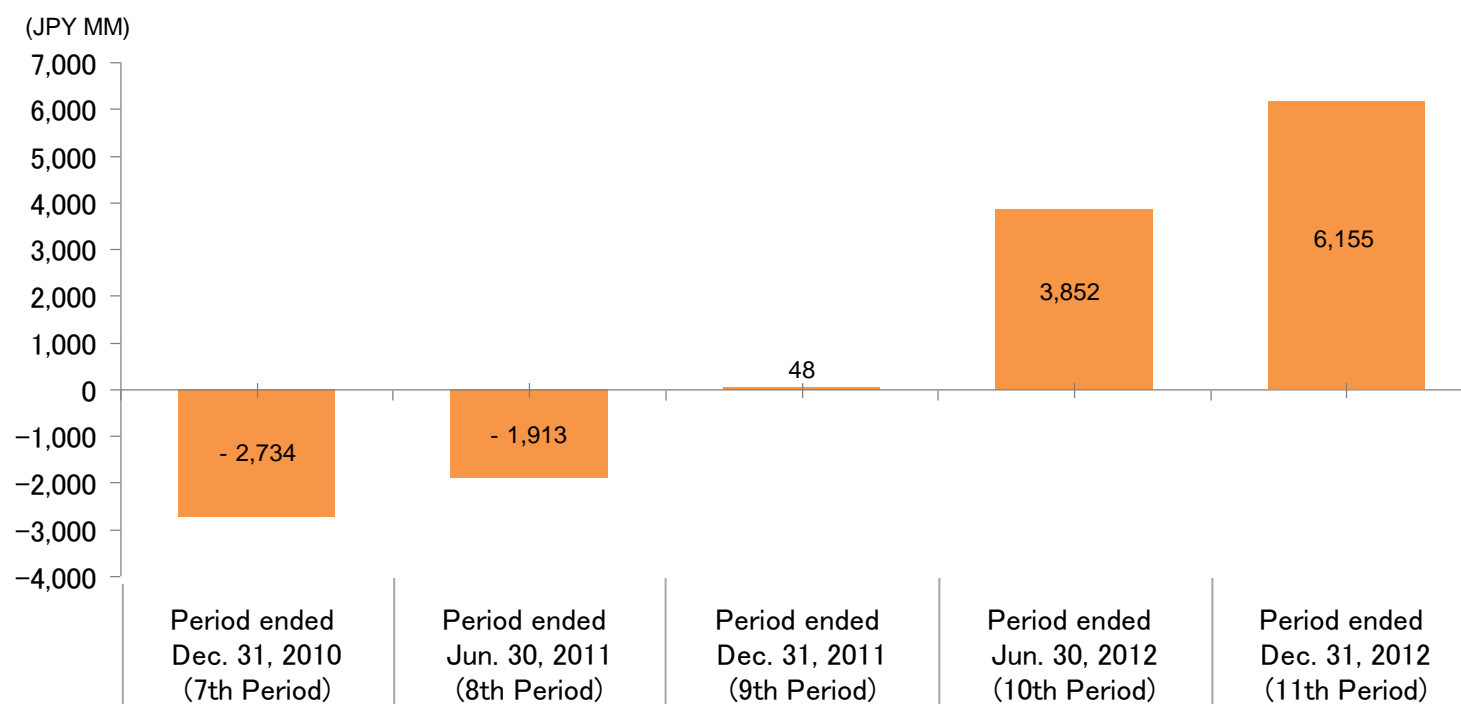
- Attaining an adequate LTV ratio through 3 consecutive years of POs, possibly achieving a notch-up in the rating

Trend of LTV Ratio



(Reference) Unrealized Gains and Losses

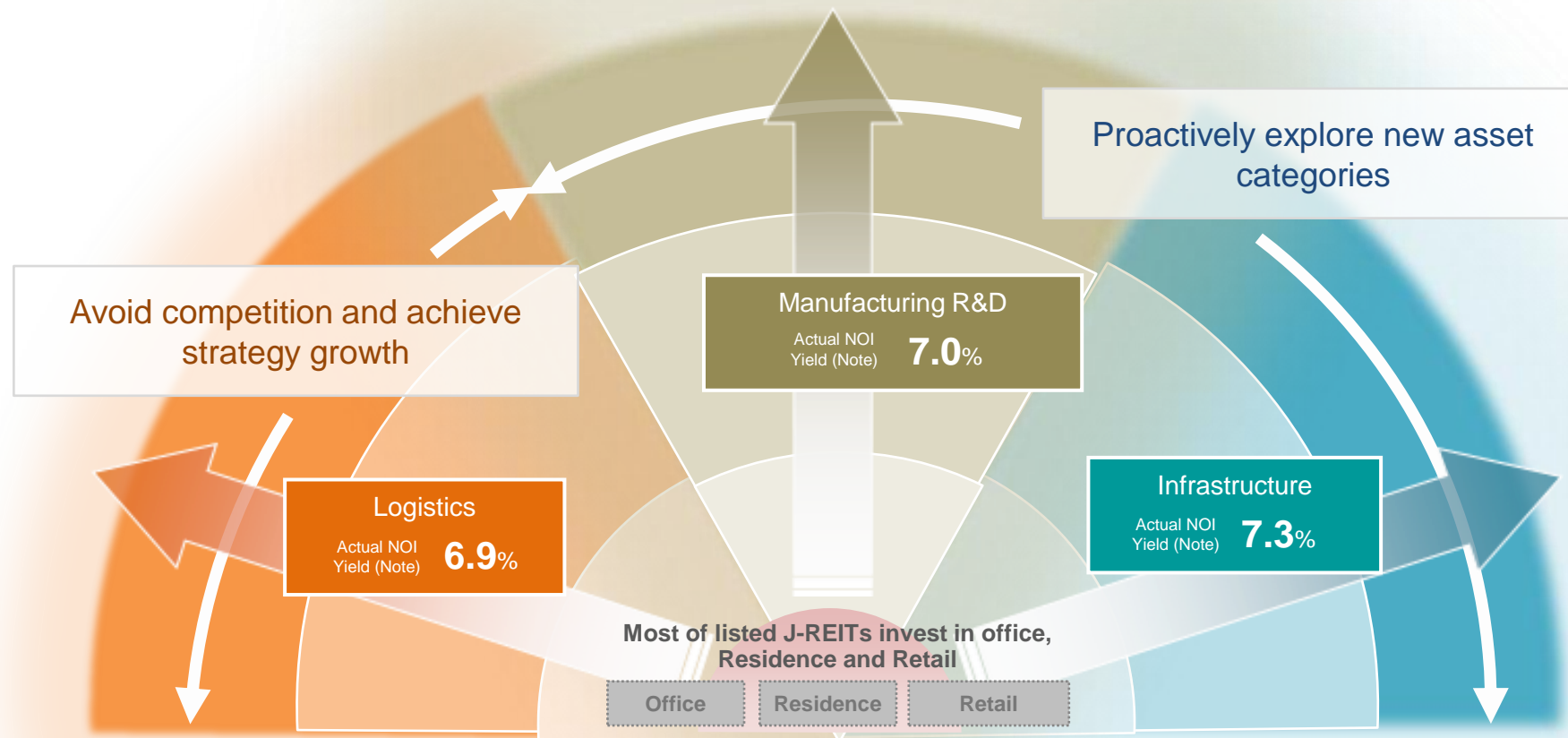
	Period ended Dec. 31, 2010 (7 th Period)	Period ended Jun. 30, 2011 (8 th Period)	Period ended Dec. 31, 2011 (9 th Period)	Period ended Jun. 30, 2012 (10 th Period)	Period ended Dec. 31, 2012 (11 th Period)
I. No. of Properties	11	16	16	22	23
II. Appraisal Value at the End of the Period	93,970	106,090	107,640	149,840	153,620
III. Book Value (JPY MM)	96,704	108,003	107,591	145,987	147,464
IV. Unrealized Gain/ Loss (JPY MM): (=II—III)	-2,734	-1,913	48	3,852	6,155
V. % of Unrealized Gain/ Loss : (=IV/II)	-2.83%	-1.77%	0.04%	2.64%	4.17%



5. Our Growth Strategy

Our Growth Potential

Taking First Mover's Advantage in a Less Competitive Target Area



(Note) Actual NOI Yield is calculated based on the properties acquired after FY2009

Our Strength

The only J-REIT focusing on industrial and infrastructure properties

Enhanced credibility through sponsorship of Mitsubishi Corporation

**Establishes track record, know-how and acquisition network
of CRE solution proposals**

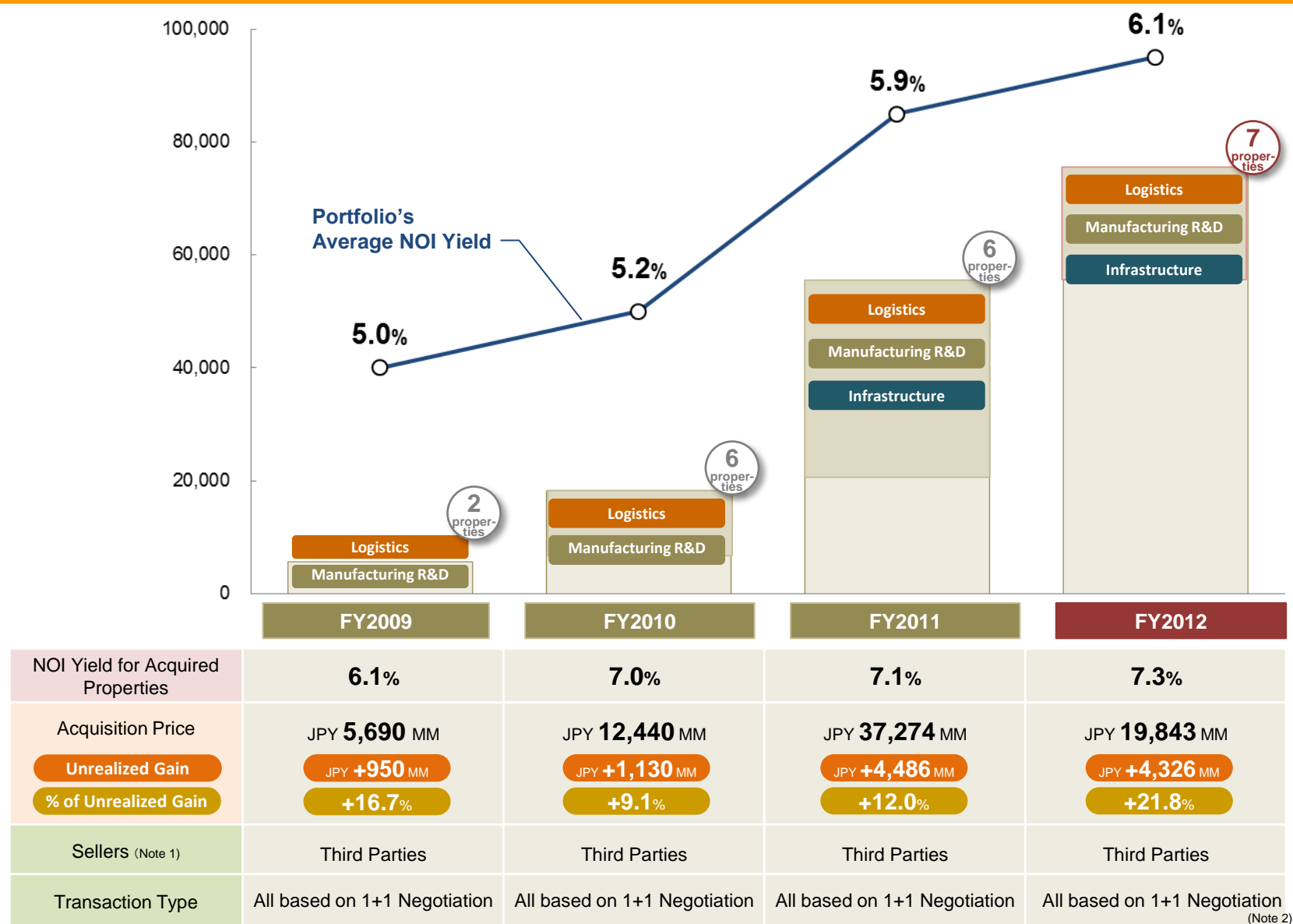
Customized proposals tailored to various CRE needs

Property acquisitions from third parties other than sponsors

1 on 1 negotiation-based acquisition using our own network

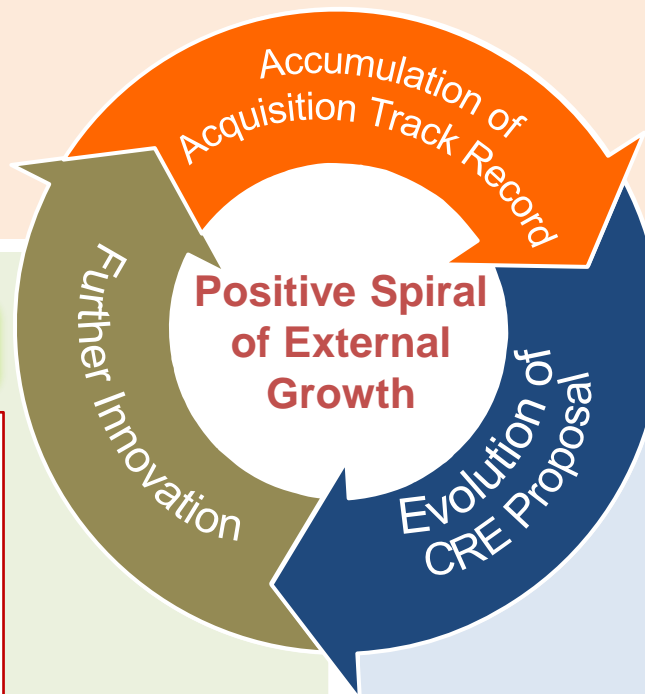
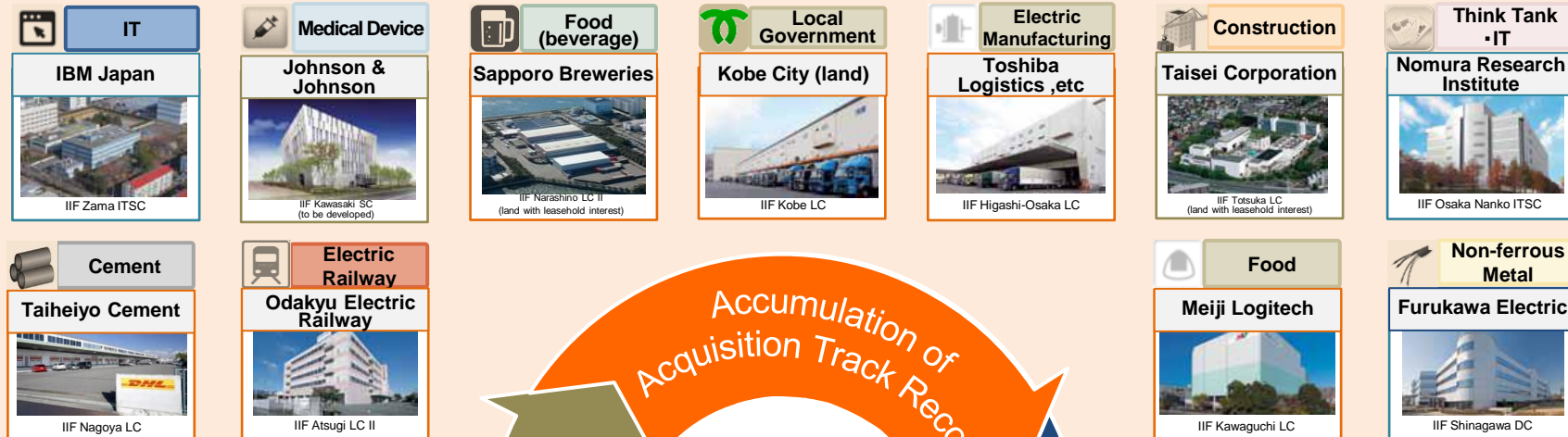
Our Unique Business Model

Selective Acquisitions through Our CRE Solution Proposals

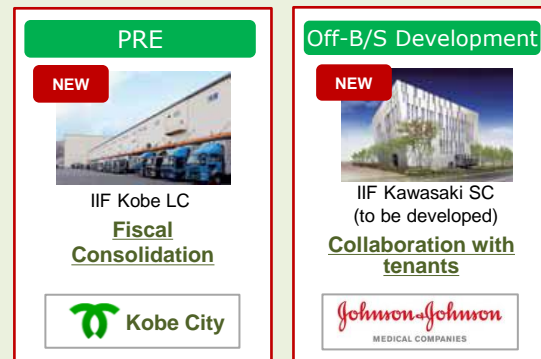


External Growth through Ever-evolving CRE Solution Proposals

Track Record of Acquisitions from Blue-chip Companies in a Wide Range of Industries



Further Development by Innovation



Solution Proposal to Various CRE Needs









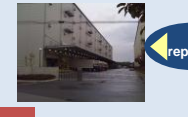




Extensive Pipeline and Variety of Method for Future Acquisitions

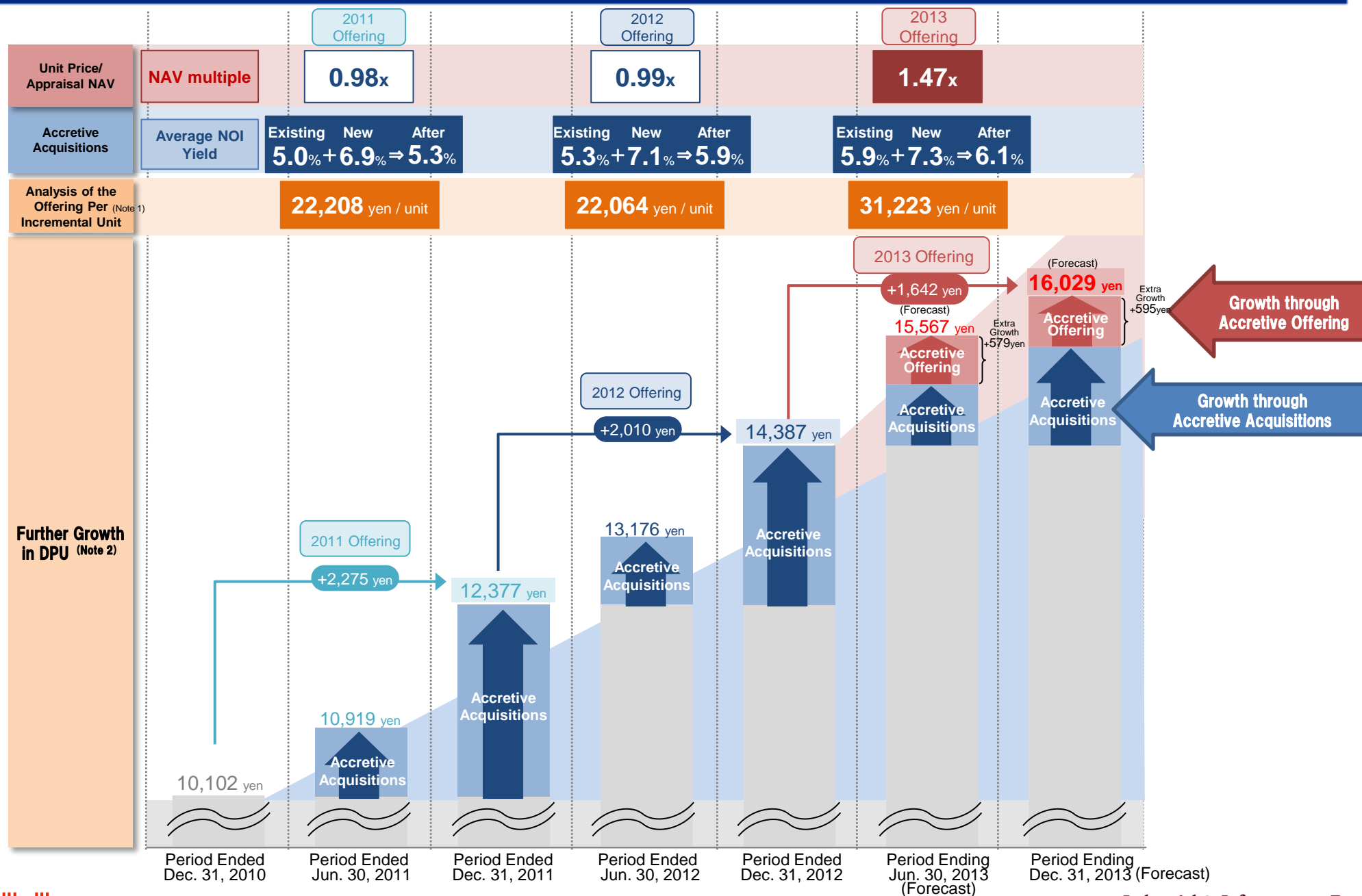
Selecting High Quality Properties from Extensive Pipeline



Various Acquisition Methods

	Acquisition Method	Precedents
Expeditious Acquisition	Using cash reserves	<div> <p>Acquired as of 2010/12/21</p>  <p>F-2 Yokohama Tsuzuki TC</p> </div> <div> <p>Acquired as of 2012/12/25</p>  <p>L-16 Kawaguchi LC</p> </div>
Bullish Capital Market	Using bridge scheme & Subsequent acquisition upon next PO	<div> <p>【Bridge Scheme】Mitsubishi Corp.</p>  <p>L-10 Narashino LCII (Land)</p> </div> <div> <p>【Bridge Scheme】SPC of MC</p>  <p>F-5 Kamata R&DC</p> </div> <div> <p>【Bridge Scheme】Hulic</p>  <p>I-3 Zama ITSC</p> </div>
	Acquisition at PO	<div> <p>【2011 PO】</p>  <p>L-15 Atsugi LCIII</p> </div> <div> <p>【2012 PO】</p>  <p>I-4 Shinagawa DC</p> </div> <div> <p>【2013 PO】</p>  <p>F-6 Kawasaki SC (To be developed)</p> </div>
Bearish Capital Market	Asset replacement (capital recycling)	<p>【2010 Asset replacement】</p> <div> <p>Sellout</p>  <p>L-3 Funabashi LC</p> </div> <div> <p>replace</p>  <p>L-9 Narashino LC (Land)</p> </div> <div> <p>Acquisition</p>  <p>F-1 Totsuka TC (Land)</p> </div>
Other Option	Using committed loan facility	<p>No precedents</p> <p><Reference> Terms of the existing loan facility</p> <p>Facility provider: DBJ</p> <p>Borrowing limit: 10 billion yen</p>

Accelerating DPU Growth through Accretive Equity Offering

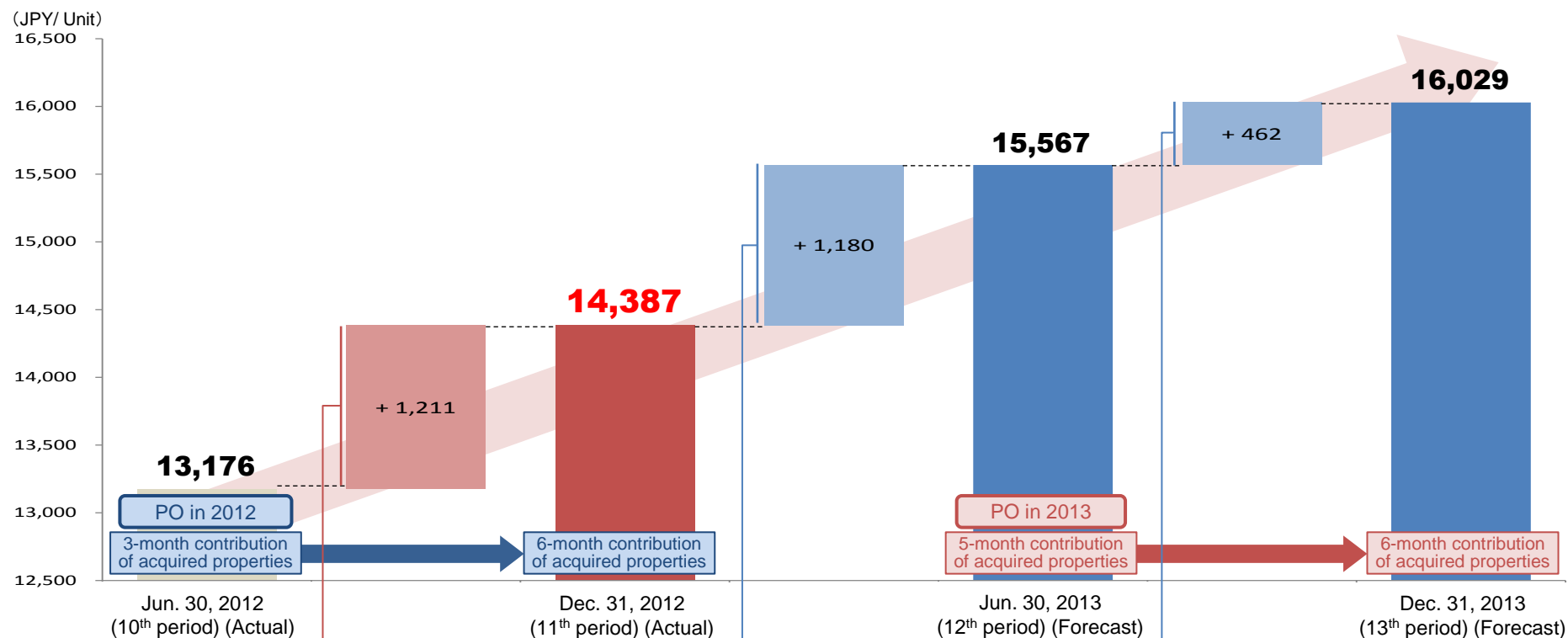


6. Operating Results and Earnings Forecast

DPU – Trajectory and Forecast

Continued growth in DPU through 3 successive years of POs

Dividend per Unit



Income from the assets acquired through PO in 2012 (6-month contribution)

- Property tax for the assets acquired through PO in 2011 to be expensed (6-month contribution)
- Income from Kawaguchi LC, the new asset acquired on Dec 25, 2012
- Decrease of rent agreed with the tenant in Kobe DHC on June 6, 2012 (6-month contribution)
- Reduction of debt cost and occurrence of temporary cost through refinancing
 - Subordinated loans refinanced by senior loans in Sep, 2012
 - Senior loans refinanced by bonds in Dec, 2012

Income from the assets acquired through PO in 2013 (5-month contribution)

- Property tax for the assets acquired through PO in 2012 to be expensed (3-month contribution)
- Income from Kawaguchi LC (6-month contribution)
- Reduction of debt cost and occurrence of temporary cost through refinancing
 - Subordinated loans refinanced by senior loans (6-month contribution)
 - Senior loans refinanced by investment corporation bonds (6-month contribution)

Income from the assets acquired through PO in 2013 (6-month contribution)

- Property tax for the assets acquired through PO in 2012 to be expensed (6-month contribution)

Operating Results of Period Ended Dec. 2012 (11th Period)

	(JPY MM)							
	Jun.2012				Dec.2012 (11th Period Actual)			
	(10th Period Actual)		Period-over-period		(10th Period Actual)		Difference with forecast	
P/L Main Information	Operating Revenue	4,458	5,037	+578 +13.0%	5,021	5,037	+15 +0.3%	
	Operating Expense	1,985	2,202	+217 +10.9%	2,203	2,202	(1) (0.1%)	
	Operating Income	2,473	2,834	+361 +14.6%	2,817	2,834	+17 +0.6%	
	Non-Operating Income	1	2	0 +40.5%	-	2	+2 -	
	Non-Operating Expense	707	814	+106 +15.1%	810	814	+3 +0.5%	
	Ordinary Income	1,767	2,022	+255 +14.5%	2,006	2,022	+15 +0.8%	
	Extraordinary Income	86	1	(85) (98.2%)	-	1	+1 -	
	Net Income	1,852	2,023	+170 +9.2%	2,005	2,023	+17 +0.9%	
	Distributions per Unit (yen)	13,176	14,387	+1,211 +9.2%	14,263	14,387	+124 +0.9%	
Others	Capital Expenditure	84	(Note 1) 320	+235 +277.3%	346	(Note 1) 320	(25) (7.5%)	
	Repair Expense	34	(Note 2) 74	+39 +114.6%	82	(Note 2) 74	(7) (9.4%)	
	Total	119	395	+275 +230.1%	428	395	(33) (7.8%)	
	Depreciation	694	764	+70 +10.1%	765	764	(0) (0.1%)	
	FFO	2,547	2,787	+240 +9.4%	2,771	2,787	+16 +0.6%	
	AFFO	2,462	2,467	+4 +0.2%	2,425	2,467	+41 +1.7%	
	Number of Properties	22	23	+1 -	22	23	+1 -	
	Occupancy Rate	100.0%	100.0%	- -	100.0%	100.0%	- -	
	Total Book Value	145,987	147,464	+1,477 +1.0%				
	Total Appraisal Value	149,840	153,620	+3,780 +2.5%				
	Unrealized Gain	3,852	6,155	+2,302 +59.8%				
	Total Debt	80,000	80,000	- -				
	LTV	51.6%	51.8%	0.2p -				
	Total Net Asset	63,734	63,904	+170 +0.3%				
	Net Asset per Unit	453,200	454,411	+1,211 +0.3%				

Reasons for Major Changes (Period over Period)

(Period ended Dec. 2012 vs Period ended Jun. 2012) (JPY MM)

Operating Revenue	+578
✓ Full contribution from the acquisition at PO in 2012	+613
✓ Acquisition of Kawaguchi LC	+2
✓ Decreasing of revenue (Atsugi LC, Kobe DHC)	(57)
Operating Expenses	+217
✓ Increasing of depreciation amount (from the acquisition at PO)	+70
✓ Repair cost/ PM fee / Increasing fixed asset tax and city planning tax of properties acquired in 2011	+64
✓ Increasing of AM fee and appraisal cost	+46
Non-operating Expenses	+106
✓ Increasing of interest cost by full contribution of the new debt at PO in 2012	+54
✓ Temporary cost by repayment 3.9 billion yen subordinated loan and 10 billion yen loan in advance	+43
Extraordinary Profit	(85)
✓ Decreasing of insurance income	(85)

Reasons for Major Changes (Difference with Forecast)

(Actual vs Forecast at the beginning of the period) (JPY MM)

Operating Revenue	+15
✓ Acquisition of Kawaguchi LC	+2
✓ Increasing of receiving utilities cost (Shinonome R&D, Noda LC) (balance out revenue and expense)	+11
Operating Expenses	(1)
✓ Increasing of receiving utilities cost (Shinonome R&D, Noda LC) (balance out revenue and expense)	+11
✓ Decreasing of repair cost	(7)
Non-operating Expenses	+3
✓ Temporary cost by repayment 10 billion yen loan in advance	+3

(Note 1) Atsugi LC II: 118 million yen for renovation of air conditioning, Kobe DHC: 48 million yen for renovation of toilet of each floor, Nagoya LC: 42 million yen for renovation of air conditioning, Saitama LC: 17 million yen for renovation of wall, Nishimiya LC: 16 million yen for installation of LED illumination facility, Haneda MC: 16 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&D: 6 million yen for renovation of secondary battery for emergency lighting and battery charger, 4 million yen for control regulation, manipulation secondary battery, and renovation of secondary battery

(Note 2) Saitama LC: 17 million yen for cost of disposal of repair of wall, Atsugi LC II: 8 million yen for cost of disposal of air conditioning, Kobe DHC: 5 million yen for cost of disposal of renovation of toilet of each floor, Mitaka CC: 4 million yen for repair of roof top light, Shinagawa DC: 3 million yen for renovation of electrical facility, Nagoya LC: 2 million yen for renovation of air conditioning, Shinonome R&D: 2 million yen for replacement of ductwork of air conditioning

Earnings Forecast of Period Ending Jun. 2013 (12th Period) and Dec. 2013 (13th Period)

	(JPY MM)				(JPY MM)			
	Dec.2012 (11th Period Actual)	Jun.2013 (12th Period Estimated)		Period-over-period	Dec.2013 (13th Period Estimated)	Period-over-period		Period-over-period
P/L Main Information	Operating Revenue	5,037	5,742	+705	+14.0%	5,968	+225	+3.9%
	Operating Expense	2,202	2,525	+322	+14.7%	-	-	-
	Operating Income	2,834	3,217	+382	+13.5%	3,324	+106	+3.3%
	Non-Operating Income	2	-	(2)	(100.0%)	-	-	-
	Non-Operating Expense	814	781	(33)	(4.1%)	-	-	-
	Ordinary Income	2,022	2,436	+413	+20.4%	2,508	+72	+3.0%
	Extraordinary Income	1	-	(1)	(100.0%)	-	-	-
	Net Income	2,023	2,435	+411	+20.4%	2,507	+72	+3.0%
Others	Distributions per Unit (yen)	14,387	15,567	+1,180	+8.2%	16,029	+462	+3.0%
	Capital Expenditure	320	(Note 1) 221	(99)	(31.1%)			
	Repair Expense	74	(Note 2) 73	(1)	(1.8%)			
	Total	395	294	(100)	(25.6%)			
	Depreciation	764	842	+77	+10.2%			
	FFO	2,787	3,277	+489	+17.6%			
	AFFO	2,467	3,056	+589	+23.9%			
	Number of Properties	23	29	+6	-			
	Occupancy Rate	100.0%	99.9%	(0.1%)	-			

Reasons for Major Changes (Period over Period)

(Period ending Jun. 2013 vs Period ended Dec. 2012) (JPY MM)

Operating Revenue	+705
✓ Increasing rent revenue from the properties acquired at PO (including Kawaguchi LC)	+631
Operating Expenses	+322
✓ Increasing of depreciation amount (from the properties acquired at 2013 PO, etc.)	+77
✓ Increasing fixed asset tax and city planning tax (from the properties acquired at 2012 PO and Kawaguchi LC)	+101
✓ Increasing of PM fee and utilities cost (from the properties acquired at 2013 PO, etc.)	+77
✓ Increasing of AM fee and administrative agent fee	+53
Non-operating Expenses	(33)
✓ Increasing of interest cost for new 9 billion yen debt at 2013 PO	+64
✓ Decreasing of interest cost by refinancing (10 billion yen loan → investment corporation bond)	(37)
✓ Decreasing of interest cost by refinancing (3.9 billion yen subordinated loan → loan)	(68)

Reasons for Major Changes (Period over Period)

(Period ending Dec. 2013 vs Period ending Jun. 2013) (JPY MM)

Operating Revenue	+225
✓ Full contribution from the properties acquired at PO	+191
Operating Expenses	+118
✓ Increasing of depreciation amount (from the properties acquired at 2013 PO, etc.)	+19
✓ Increasing fixed asset tax and city planning tax (from the properties acquired at 2012 PO and Kawaguchi LC)	+82
Non-operating Expenses	+34
✓ Increasing of interest cost by full 6-month contribution of 9 billion yen loan at 2013 PO	+30

(Note 1) Atsugi LC: 27 million yen for disposal of repair of wall, Saitama LC: 9 million yen for replacement of ELV, Nagoya LC: 26 million yen for disposal of repair of wall, Kobe DHC: 5 million yen for renovation of secondary battery, Haneda MC: 11 million yen for replacement of battery for illumination, 39 million yen for disposal of repair of wall, Mitaka CC: 22 million yen for renovation of air conditioning, 18 million yen for renovation of disaster prevention equipment, 12 million yen for replacement for capacitor, 5 million yen for disposal of repair of floor, 3 million yen for waterproof construction of roof, Shinonome R&D: 5 million yen for renovation of secondary battery, 2 million yen for renovation of monitoring camera, Kamata R&D: 2 million yen for part replacement of electric substation equipment

(Note 2) Atsugi LC: 6 million yen for disposal of repair of wall, Nishimiya LC: 10 million yen for construction of floor paint, 1 million yen for part replacement of ELV, Atsugi LC II: 1 million yen for replacement of fire control equipment, Nagoya LC: 1 million yen for disposal of repair of wall, Kobe DHC: 2 million yen for checking of electric equipment, 1 million yen for renovation of air conditioning, Shinagawa DC: 1 million yen for replacement of carpet, 2 million yen for upgrading for pump, Tsuzuki TC: 2 million yen for repair of chiller, Shinonome R&D: 2 million yen for cooling tower, 1 million yen for replacement of air conditioning

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