



Industrial & Infrastructure Fund
Investment Corporation

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Investor Presentation for the December 2013 (13th) Period ~ Appendix ~



Mitsubishi Corp UBS Realty

Ticker 3249

Contents

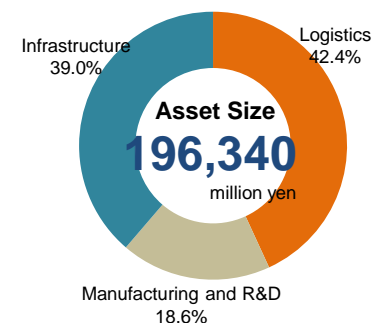
- A. Portfolio Data and Other Materials**
- B. Overview of the PO in Feb. 2014**

A. Portfolio Data and Other Materials

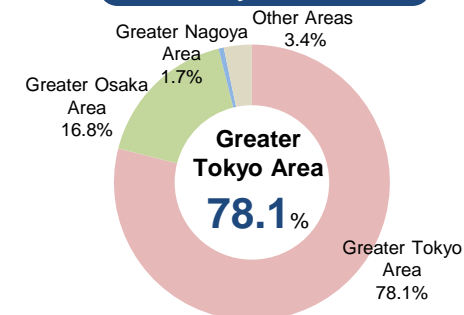
Portfolio Summary (After Anticipated Acquisitions)

Portfolio after Anticipated Acquisitions

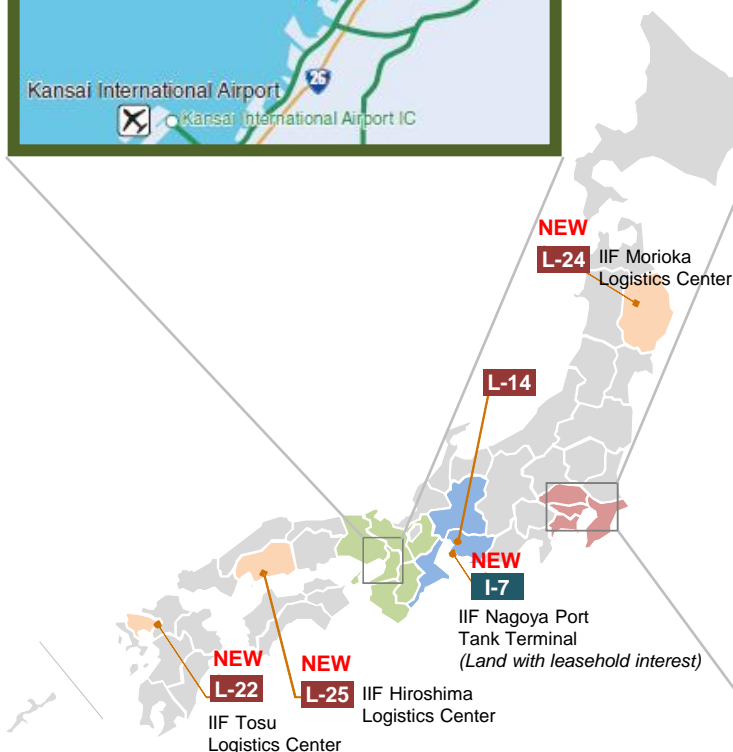
By Asset Category



By Area



Note: Based on Appraisal or Investigated Value



Portfolio Summary (After Anticipated Acquisitions) (Cont'd)

Greater Tokyo Area 25 properties

Logistics 16 properties



L-1 IIF Shinonome LC



L-4 IIF Noda LC



L-5 IIF Shinsuna LC



L-6 IIF Atsugi LC



L-7 IIF Koshigaya LC



L-9 IIF Narashino LC
(land with leasehold interest)



L-10 IIF Narashino LC II



L-11 IIF Atugi LC II



L-12 IIF Yokohama Tsuzuki LC



L-13 IIF Saitama LC



L-15 IIF Atsugi LC III



L-16 IIF Kawaguchi LC



L-19 IIF Kashiwa LC



L-20 IIF Misato LC



L-21 IIF Iruma LC



L-23 IIF Inzai LC

Manufacturing and R&D 6 properties



F-1 IIF Totsuka TC
(land with leasehold interest)



F-2 IIF Yokohama Tsuzuki TC



F-3 IIF Mitaka Card Center



F-4 IIF Shinonome R&D
Center



F-5 IIF Kamata R&D Center



F-6 IIF Kawasaki SC
(to be developed)

Infrastructure 3 properties



I-2 IIF Haneda Airport MC



I-3 IIF Zama
IT Solution Center



I-4 IIF Shinagawa DC

(Note) "IIF Narashino LC II (land with leasehold interest)" and "IIF Narashino LC II (building with leasehold interest)" are collectively referred to as "IIF Narashino LC II".

Abbreviations:
LC: Logistics Center
TC: Technology Center
SC: Science Center
MC: Maintenance Center
DC: Date Center

Greater Osaka Area 6 properties

Logistics 3 properties



L-8 IIF Nishinomiya LC



L-17 IIF Kobe LC



L-18 IIF Higashi-Osaka LC

Infrastructure 3 properties



I-1 IIF Kobe District Heating
and Cooling Center



I-5 IIF Osaka Toyonaka DC



I-6 IIF Osaka Nanko IT
Solution Center

Greater Nagoya Area 2 properties

Logistics 1 property



L-14 IIF Nagoya LC

Infrastructure 1 property



I-7 IIF Nagoya Port Tank Terminal
(land with leasehold interest)

Other Areas 3 properties

Logistics 3 properties



L-22 IIF Tosu LC



L-24 IIF Morioka LC



L-25 IIF Hiroshima LC

Our Portfolio (1)

Logistics Centers and Manufacturing R&D Facilities

Property Number	Name of Property	Location	Date Completed (Note 1)	Acquisition Price (million yen)	Percentage	Appraisal Value as of the End of Period (million yen) (Note 2)	Percentage	Total Leasable Area (Note 3)	Percentage	Occupancy Rate	PML (Note 4)
L-1	IIF Shinonome Logistics Center ^(Note 5)	Koto-ku, Tokyo	Feb 2006	13,700	7.6%	15,200	7.7%	27,493.29m ²	3.6%	100.0%	4.6%
L-4	IIF Noda Logistics Center	Noda-shi, Chiba	Mar 2006	6,500	3.6%	7,410	3.8%	38,828.10m ²	5.1%	100.0%	0.3%
L-5	IIF Shinsuna Logistics Center	Koto-ku, Tokyo	Jun 1998	5,300	2.9%	6,400	3.3%	5,741.75m ²	0.8%	100.0%	6.4%
L-6	IIF Atsugi Logistics Center	Atsugi-shi, Kanagawa	Jan 2005	2,100	1.2%	2,000	1.0%	10,959.68m ²	1.4%	100.0%	8.7%
L-7	IIF Koshigaya Logistics Center	Koshigaya-shi, Saitama	Sep 1985	2,000	1.1%	2,420	1.2%	10,113.50m ²	1.3%	100.0%	2.6%
L-8	IIF Nishinomiya Logistics Center	Nishinomiya-shi, Hyogo	May 1997	1,300	0.7%	1,620	0.8%	10,608.00m ²	1.4%	100.0%	9.9%
L-9	IIF Narashino Logistics Center (land with leasehold)	Narashino-shi, Chiba	—	1,190	0.7%	2,240	1.1%	19,834.71m ²	2.6%	100.0%	—
L-10	IIF Narashino Logistics Center II (land with leasehold)	Narashino-shi, Chiba	—	3,350	1.9%	4,220	2.1%	58,070.00m ²	7.6%	100.0%	—
	IIF Narashino Logistics Center II (building with leasehold) NEW		Apr 1991	1,200	0.7%	1,410	0.7%	25,835.16m ²	3.4%	100.0%	9.2%
L-11	IIF Atsugi Logistics Center II	Atsugi-shi, Kanagawa	Oct 1992	3,100	1.7%	3,480	1.8%	20,661.13m ²	2.7%	100.0%	7.6%
L-12	IIF Yokohama Tsuduki Logistics Center	Yokohama-shi, Kanagawa	Sep 1998	2,350	1.3%	2,840	1.4%	9,464.03m ²	1.2%	100.0%	8.7%
L-13	IIF Saitama Logistics Center	Saitama-shi, Saitama	Dec 1989	1,490	0.8%	1,820	0.9%	8,995.00m ²	1.2%	100.0%	4.2%
L-14	IIF Nagoya Logistics Center ^(note6)	Nagoya-shi, Aichi	Apr 1990	1,050	0.6%	1,160	0.6%	8,721.01m ²	1.1%	100.0%	9.1%
L-15	IIF Atsugi Logistics Center III	Atsugi-shi, Kanagawa	Oct 1981	2,290	1.3%	2,690	1.4%	16,584.64m ²	2.2%	100.0%	7.3%
L-16	IIF Kawaguchi Logistics Center	Kawaguchi-shi, Saitama	Apr 2002	1,770	1.0%	2,900	1.5%	11,705.02m ²	1.5%	100.0%	10.7%
L-17	IIF Kobe Logistics Center	Kobeshi, Hyogo	Jan 2001	5,193	2.9%	6,030	3.1%	39,567.74m ²	5.2%	100.0%	5.5%
L-18	IIF Higashi Osaka Logistics Center	Higashi Osaka-shi, Osaka	Nov 1991	2,280	1.3%	2,670	1.4%	20,461.73m ²	2.7%	97.1%	9.0%
L-19	IIF Kashiwa Logistics Center	Kashiwa-shi, Chiba	Nov 1990	1,810	1.0%	2,400	1.2%	17,373.53m ²	2.3%	100.0%	4.4%
L-20	IIF Misato Logistics Center NEW	Misato-shi, Saitama	Feb 2007	3,550	2.0%	4,220	2.1%	19,019.71m ²	2.5%	100.0%	4.0%
L-21	IIF Iruma Logistics Center NEW	Iruma-shi, Saitama	Dec 2010	3,184	1.8%	3,590	1.8%	17,881.65m ²	2.3%	100.0%	5.8%
L-22	IIF Tosu Logistics Center NEW	Tosu-shi, Saga	Feb 2007	1,570	0.9%	1,740	0.9%	13,862.05m ²	1.8%	100.0%	0.8%
L-23	IIF Inzai Logistics Center NEW	Inzai-shi, Chiba	Feb 2007	1,060	0.6%	1,140	0.6%	5,490.00m ²	0.7%	100.0%	4.7%
L-24	IIF Morioka Logistics Center NEW	Shiwa-gun, Iwate	Aug 2005	600	0.3%	1,080	0.5%	8,001.57m ²	1.1%	100.0%	1.9%
L-25	IIF Hiroshima Logistics Center NEW	Hiroshima-shi, Hiroshima	Dec 2013	3,540	2.0%	3,890	2.0%	22,768.24m ²	3.0%	100.0%	4.8%
Logistics Centers Total				71,477	39.6%	84,570	43.1%	448,041.24m ²	58.8%	99.9%	—
F-1	IIF Totsuka Technology Center (land with leasehold)	Yokohama-shi, Kanagawa	—	4,500	2.5%	4,900	2.5%	31,442.47m ²	4.1%	100.0%	—
F-2	IIF Yokohama Tsuduki Technology Center	Yokohama-shi, Kanagawa	Feb 1996	1,100	0.6%	1,270	0.6%	4,655.48m ²	0.6%	100.0%	3.3%
F-3	IIF Mitaka Card Center	Mitaka-shi, Tokyo	Apr 1994	8,700	4.8%	9,320	4.7%	21,615.01m ²	2.8%	100.0%	6.7%
F-4	IIF Shinonome R&D Center	Koto-ku, Tokyo	Mar 1989	8,800	4.9%	11,100	5.7%	17,045.30m ²	2.2%	100.0%	4.5%
F-5	IIF Kamata R&D Center	Ohta-ku, Tokyo	Jun 1988	7,200	4.0%	7,750	3.9%	21,896.56m ²	2.9%	100.0%	7.7%
F-6	IIF Kawasaki Science Center (to be developed) ^(note7)	Kawasaki-shi, Kanagawa	May 2014	526	0.3%	849	0.4%	2,941.80m ²	0.4%	100.0%	—
Manufacturing and R&D Facilities Total (Excluding <Reference>)				30,826	17.1%	35,189	17.9%	99,596.62m ²	13.1%	100.0%	—
I-1	IIF Kobe District Heating and Cooling Center	Kobe-shi, Hyogo	Apr 1990	18,100	10.0%	14,700	7.5%	11,275.39m ²	1.5%	100.0%	4.7%
I-2	IIF Haneda Airport Maintenance Ceter	Ohta-ku, Tokyo	Jun 1993	41,110	22.8%	39,500	20.1%	81,995.81m ²	10.8%	100.0%	M1 : 4.5% M2 : 3.2%
I-3	IIF Zama IT Solution Center	Zama-shi, Kanagawa	Nov 1988	5,384	3.0%	5,540	2.8%	10,931.89m ²	1.4%	100.0%	7.3%
I-4	IIF Shinagawa Data Center	Shinagawa-ku, Tokyo	Aug 1989	4,900	2.7%	6,580	3.4%	19,547.11m ²	2.6%	100.0%	8.9%
I-5	IIF Osaka Toyonaka Data Center	Toyonaka-shi, Osaka	Sep 1991	5,600	3.1%	6,040	3.1%	20,027.14m ²	2.6%	100.0%	3.8%
I-6	IIF Osaka Nanko IT Solution Center	Osaka-shi, Osaka	Mar 1992	1,150	0.6%	2,070	1.1%	18,435.93m ²	2.4%	100.0%	5.4%
I-7	IIF Nagoya Port Tank Terminal (land with leasehold)	Nagoya-shi, Aichi	—	1,900	1.1%	2,180	1.1%	51,583.70m ²	6.8%	100.0%	—
Infrastructure Facilities Total				78,144	43.3%	76,610	39.0%	213,796.97m ²	28.1%	100.0%	—
Portfolio Total				180,447	100.0%	196,369	100.0%	761,434.83m ²	100.0%	99.9%	3.2%

Our Portfolio (2)

Infrastructure and Portfolio Total

Property Number	Name of Property	Location	Date Completed (Note 1)	Acquisition Price (million yen)		Appraisal Value as of the End of Period (million yen) (Note 2)		Total Leasable Area (Note 3)		Occupancy Rate	PML (Note 4)
					Percentage		Percentage		Percentage		
I-1	IIF Kobe District Heating and Cooling Center	Kobe-shi, Hyogo	Apr 1990	18,100	10.0%	14,700	7.5%	11,275.39m ²	1.5%	100.0%	4.7%
I-2	IIF Haneda Airport Maintenance Center	Ohta-ku, Tokyo	Jun 1993	41,110	22.8%	39,500	20.1%	81,995.81m ²	10.8%	100.0%	M1 : 4.5% M2 : 3.2%
I-3	IIF Zama IT Solution Center	Zama-shi, Kanagawa	Nov 1988	5,384	3.0%	5,540	2.8%	10,931.89m ²	1.4%	100.0%	7.3%
I-4	IIF Shinagawa Data Center	Shinagawa-ku, Tokyo	Aug 1989	4,900	2.7%	6,580	3.4%	19,547.11m ²	2.6%	100.0%	8.9%
I-5	IIF Osaka Toyonaka Data Center	Toyonaka-shi, Osaka	Sep 1991	5,600	3.1%	6,040	3.1%	20,027.14m ²	2.6%	100.0%	3.8%
I-6	IIF Osaka Nanko IT Solution Center	Osaka-shi, Osaka	Mar 1992	1,150	0.6%	2,070	1.1%	18,435.93m ²	2.4%	100.0%	5.4%
I-7	IIF Nagoya Port Tank Terminal (land with leasehold) NEW	Nagoya-shi, Aichi	—	1,900	1.1%	2,180	1.1%	51,583.70m ²	6.8%	100.0%	—
Infrastructure Facilities Total				78,144	43.3%	76,610	39.0%	213,796.97m ²	28.1%	100.0%	—
Portfolio Total				180,447	100.0%	196,369	100.0%	761,434.83m ²	100.0%	98.8%	3.2%

(Note 1) "Date Completed" refers to the date the property was completed as provided in the registry.

(Note 2) "Appraisal Value as of the End of Period" refers to the appraisal value as of December 31, 2013.

(Note 3) "Total Leasable Area" refers to aggregate leasable area of the building or land (in the case of leasehold interest) as provided in the relevant lease agreements. With respect to IIF Shinsuna Logistics Center, the value refers to gross floor area as provided in the registry.

(Note 4) "PML" is based on surveys carried out in December 2013. PML figures for IIF Haneda Airport Maintenance Center are for M1 and M2 earthquakes.

(Note 5) Total Leasable Area and Appraisal Value for IIF Shinonome Logistics Center is in regards to the 53% of quasi-co-ownership interest of the trust beneficiary interests.

(Note 6) With respect to IIF Nagoya Logistics Center, occupancy rate indicates as 100% since the tenant(DHL Supply Chain Kabushiki Kaisha) will vacate the property on Jun 13, 2014 based on the provided confirmation letter.

(Note 7) Acquisition Price, Appraisal Value as of the End of the Period and Total Leasable Area with respect to IIF Kawasaki Science Center represents the land only.

(Reference) IIF Kawasaki Science Center (After Construction)

Property Number	Name of Property	Location	Date Completed (Note 1)	Acquisition Price (million yen)		Appraisal Value as of the End of Period (million yen) (Note 2)		Total Leasable Area (Note 3)		Occupancy Rate	PML (Note 4)
					Percentage		Percentage		Percentage		
F-6	IIF Kawasaki Science Center (to be developed) ^(Note 8)	Kawasaki-shi, Kanagawa	May 2014	2,040	1.1%	2,610	1.3%	4,714.00m ²	0.6%	100.0%	—

(Note 8) IIF assumes that the construction of Kawasaki Science Center based on the basic plan, sign building lease contract and start leasing. Book value shows the anticipated acquisition price

Lease Contracts (1)

Logistics Centers and Manufacturing R&D Facilities

Property Number	Name of Property	Name of Tenants	Annual Rent (JPY MM) (Note 1,2)	Percentage (Note 3)	Type of Contract	Lease Term (Note 2)	Lease Term	Lease Term Remaining (Note 4)
L-1	IIF Shinonome Logistics Center	Sagawa Express Co., Ltd.	795	6.6%	Fixed-term	2006/2/21 ~ 2026/2/20	20.0 years	12.0 years
L-4	IIF Noda Logistics Center	Mitsubishi Corporation LT, Inc.	Not disclosed	-	Fixed-term	2006/4/10 ~ 2016/4/10	10.0 years	2.1 years
		Mitsubishi Electric Logistics Corporation	Not disclosed	-	Fixed-term	2011/5/1 ~ 2016/4/30	5.0 years	2.1 years
L-5	IIF Shinsuna Logistics Center	Sagawa Express Co., Ltd.	348	2.9%	Ordinary Building Lease	1998/7/15 ~ 2018/7/14	20.0 years	4.3 years
L-6	IIF Atsugi Logistics Center	Fuji Logitech Co., Ltd.	Not disclosed	-	Fixed-term	2012/7/1 ~ 2017/6/30	5.0 years	3.3 years
L-7	IIF Koshigaya Logistics Center	Kabushikigaisya Tsukasa	151	1.2%	Fixed-term	2011/1/1 ~ 2020/12/31	10.0 years	6.8 years
L-8	IIF Nishinomiya Logistics Center	Suzuyo Corporation	120	1.0%	Fixed-term	2005/8/25 ~ 2025/8/31	20.0 years	11.5 years
L-9	IIF Narashino Logistics Center (land with leasehold)	Kajima Leasing Corporation/JA Mitsui Leasing, Ltd.	Not disclosed	-	Fixed-term	2001/9/1 ~ 2021/8/31	20.0 years	7.5 years
L-10	IIF Narashino Logistics Center II(land with leasehold)	Mitsubishi UFJ Trust and Banking Corporation	232	1.9%	Fixed-term	2011/4/28 ~ 2061/4/26	50.0 years	47.2 years
	IIF Narashino Logistics Center II(building with leasehold) NEW	Sapporo Breweries Ltd.	Not disclosed	-	Fixed-term	2014/2/8 ~ 2029/2/7	15.0 years	14.9 years
L-11	IIF Atsugi Logistics Center II	Sun Toshi Tatemono Co., Ltd.	Not disclosed	-	Ordinary Building Lease	2012/9/1 ~ 2022/8/31	10.0 years	8.5 years
L-12	IIF Yokohama Tsuduki Logistics Center	Tokyo Logistics Factory Co., Ltd.	Not disclosed	-	Fixed-term	2009/4/1 ~ 2024/3/31	15.0 years	10.1 years
L-13	IIF Saitama Logistics Center	MM Corporation	134	1.1%	Ordinary Building Lease	2007/5/24 ~ 2014/11/30	7.5 years	0.7 years
L-14	IIF Nagoya Logistics Center	DHL Supply Chain Kabushiki Kaisya	0	0.0%	Confirmation Letter	2014/3/14 ~ 2014/6/13	0.3 years	0.3 years
L-15	IIF Atsugi Logistics Center III	Tokyo Logistics Factory Co., Ltd.	Not disclosed	-	Fixed-term	2011/10/27 ~ 2017/1/31	5.3 years	2.9 years
L-16	IIF Kawaguchi Logistics Center	Meiji Logitech Co., Ltd.	Not disclosed	-	Fixed-term	2012/12/25 ~ 2014/6/30	1.5 years	0.3 years
L-17	IIF Kobe Logistics Center	Nissin Corporation	Not disclosed	-	Ordinary Building Lease	2013/2/7 ~ 2024/9/30	11.7 years	10.6 years
L-18	IIF Higashi Osaka Logistics Center	Settsu Warehouse Co., Ltd.	Not disclosed	-	Fixed-term	2011/4/1 ~ 2018/3/31	7.0 years	4.1 years
		Settsu Warehouse Co., Ltd.	Not disclosed	-	Fixed-term	2013/11/1 ~ 2014/10/31	1.0 years	0.6 years
		Sega Logistics Service Co., Ltd.	Not disclosed	-	Ordinary Building Lease	2013/4/1 ~ 2015/3/31	2.0 years	1.0 years
L-19	IIF Kashiwa Logistics Center	Nippon Express Co., Ltd.	Not disclosed	-	Fixed-term	2012/12/1 ~ 2017/11/30	5.0 years	3.7 years
L-20	IIF Misato Logistics Center NEW	Takuyo Co., Ltd.	Not disclosed	-	Ordinary Building Lease	2007/3/9 ~ 2022/3/31	15.1 years	8.1 years
L-21	IIF Iruma Logistics Center NEW	Daiichi Freight System Inc.	Not disclosed	-	Fixed-term	2011/1/15 ~ 2041/1/14	30.0 years	26.9 years
L-22	IIF Tosu Logistics Center NEW	Sagawa Express Co., Ltd.	Not disclosed	-	Ordinary Building Lease	2010/10/1 ~ 2015/9/30	5.0 years	1.6 years
		Hinode Corporation	Not disclosed	-	Ordinary Building Lease	2007/9/27 ~ 2021/6/30	13.8 years	7.3 years
L-23	IIF Inzai Logistics Center NEW	Sun Logistics Co., Ltd.	Not disclosed	-	Fixed-term	2007/4/1 ~ 2022/3/31	15.0 years	8.1 years
L-24	IIF Morioka Logistics Center NEW	Kao System Logistics Co., Ltd.	Not disclosed	-	Fixed-term	2012/8/10 ~ 2015/9/15	3.1 years	1.5 years
L-25	IIF Hiroshima Logistics Center NEW	Muroo Co., Ltd.	Not disclosed	-	Fixed-term	2014/1/9 ~ 2029/1/8	15.0 years	14.8 years
F-1	IIF Totsuka Technology Center(land with leasehold)	Taisei Corporation	276	2.3%	Fixed-term	2010/3/31 ~ 2040/3/30	30.0 years	26.1 years
F-2	IIF Yokohama Tsuduki Technology Center	TÜV Rheinland Japan Ltd.	115	1.0%	Fixed-term	2008/10/1 ~ 2030/9/30	22.0 years	16.6 years
F-3	IIF Mitaka Card Center	JCB Co., Ltd.	730	6.0%	Ordinary Building Lease	2002/8/30 ~ 2019/2/28	16.5 years	5.0 years
F-4	IIF Shinonome R&D Center	Nihon Unisys, Ltd.	Not disclosed	-	Ordinary Building Lease	2013/4/1 ~ 2017/3/31	4.0 years	3.1 years
F-5	IIF Kamata R&D Center	Tokyo KEIKI Inc.	Not disclosed	-	Fixed-term	2011/5/1 ~ 2026/3/31	14.9 years	12.1 years
F-6	IIF Kawasaki Science Center (to be developed)	Johnson & Johnson K.K. Medical Company	Not disclosed	-	Fixed-term	2013/2/7 ~ 2029/3/31	16.2 years	15.1 years

Lease Contracts (2)

Infrastructure Facilities and Portfolio Total

Property Number	Name of Property	Name of Tenants	Annual Rent (JPY MM) (Note 1,2)	Percentage (Note 3)	Type of Contract	Lease Term (Note 2)	Lease Term	Lease Term Remaining (Note 4)
I-1	IIF Kobe District Heating and Cooling Center	Osaka Gas Co., Ltd.	640	5.3%	Fixed-term	2012/6/7 ~ 2024/6/6	12.0 years	10.2 years
			20	0.2%	Fixed-term	2012/6/7 ~ 2024/6/6	12.0 years	10.2 years
I-2	IIF Haneda Airport Maintenance Center	Japan Airlines Co., Ltd.	1,849	15.2%	Fixed-term	2010/8/10 ~ 2025/12/31	15.4 years	11.8 years
I-3	IIF Zama IT Solution Center	IBM Japan, Ltd.	Not disclosed	-	Fixed-term	2011/7/26 ~ 2021/7/25	10.0 years	7.4 years
I-4	IIF Shinagawa Data Center	XYMAX PROPERTIES Corporation	Not disclosed	-	Fixed-term	2012/3/7 ~ 2022/3/6	10.0 years	8.0 years
I-5	IIF Osaka Toyonaka Data Center	Nomura Building Management Co.,Ltd.	Not disclosed	-	Fixed-term	2013/2/7 ~ 2023/2/6	10.0 years	8.9 years
I-6	IIF Osaka Nanko IT Solution Center	Nomura Research Institute, Ltd.	Not disclosed	-	Fixed-term	2013/2/7 ~ 2023/2/28	10.1 years	9.0 years
I-7	IIF Nagoya Port Tank Terminal (land with leasehold) NEW	Chemical Logitec Co., Ltd.	Not disclosed	-	Fixed-term	2014/2/7 ~ 2064/1/6	49.9 years	49.9 years
							14.5 years	10.5 years

(Note 1) "Annual Rent" is the monthly rent described the respective lease agreements annualized by multiplying by 12, rounded up to the nearest million.

(Note 2) "Lease Term" and "Annual Rent" is based on lease agreements executed with tenants prior to Feb 20, 2014. With respect to renewed lease agreements renewed Lease Term and Annual Rent is provided. With respect to IIF Kawasaki Science Center, maturity of the lease is the date provided in the lease agreement scheduled to be executed after completion of the property. Lease terms of fixed term lease agreements can be amended in certain instances, and in such case the lease term is 15 years from the new start date of such lease. With respect to IIF Kawaguchi Logistics Center, we have provided the date on which the current tenant is expected to vacate the property, as we have received a termination notice from such tenant. With respect to IIF Kobe District Heating and Cooling Center, Annual Rent (JPY20MM) includes the initially agreed annual rent (JPY9MM) which commenced on Jul 1, 2012.

(Note 3) "Percentage" is the annual rent relating to each tenant as a proportion of the annual rent from all tenants.

(Note 4) "Lease term remaining" is computed from Mar. 14, 2014. to the expiry date on the lease contract. The lease term remaining is calculated based on a weighted average of the annual rent.

(Note 5) With respect to IIF Nagoya Logistics Center, figures are those provided in the confirmation letter executed on Feb 13, 2014 between IIF and the tenant. The tenant will pay a penalty payment from Mar 14, 2014 (the day after the lease maturity date) to the date on which the tenant will vacate the property (Jun 13, 2014).

Appraisal Values

Property Number	Name of Property	Book Value (JPY MM)	Appraisal Value as of the End of Period (JPY MM)				Applied Rate					
			End of 12th Period	End of 13th Period			Direct Capitalization Method	DCF Method		Period-rarlier Levels		
			Appraisal Value	Appraisal Value	Period-Over-period	Period-Over-period (%)	Capitalization Rate	Discount Rate	Terminal Capitalization Rate	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method
L-1	IIF Shinonome Logistics Center (Note 2)	13,304	14,800	15,200	+400	+ 2.7%	4.9%	4.5%	5.1%	(0.1p)	(0.1p)	(0.1p)
L-4	IIF Noda Logistics Center	5,836	7,270	7,410	+140	+ 1.9%	5.2%	5.0%	5.4%	(0.1p)	(0.1p)	(0.1p)
L-5	IIF Shinsuna Logistics Center	5,269	6,280	6,400	+120	+ 1.9%	4.9%	4.6%	4.9%	(0.1p)	(0.1p)	(0.1p)
L-6	IIF Atsugi Logistics Center	1,803	1,960	2,000	+40	+ 2.0%	5.6%	5.2%	5.7%	(0.1p)	(0.1p)	(0.1p)
L-7	IIF Koshigaya Logistics Center	1,907	2,370	2,420	+50	+ 2.1%	5.5%	5.2%	5.6%	(0.1p)	(0.1p)	(0.1p)
L-8	IIF Nishinomiya Logistics Center	1,228	1,620	1,620	---	---	5.9%	5.6%	6.1%	0.0p	0.0p	0.0p
L-9	IIF Narashino Logistics Center (land with leasehold)	1,223	2,160	2,240	+80	+ 3.7%	---	4.9%	---	---	(0.1p)	---
L-10	IIF Narashino Logistics Center II (land with leasehold)	3,435	4,180	4,220	+40	+ 1.0%	5.1%	4.0%	5.8%	(0.1p)	(0.1p)	(0.1p)
L-11	IIF Atsugi Logistics Center II	3,340	3,420	3,480	+60	+ 1.8%	5.4%	5.1%	5.7%	(0.1p)	(0.1p)	(0.1p)
L-12	IIF Yokohama Tsuduki Logistics Center	2,384	2,780	2,840	+60	+ 2.2%	5.2%	5.0%	5.4%	(0.1p)	(0.1p)	(0.1p)
L-13	IIF Saitama Logistics Center	1,530	1,790	1,820	+30	+ 1.7%	5.9%	5.6%	6.2%	(0.1p)	(0.1p)	(0.1p)
L-14	IIF Nagoya Logistics Center	1,150	1,160	1,160	---	---	6.2%	5.9%	6.5%	0.0p	0.0p	0.0p
L-15	IIF Atsugi Logistics Center III	2,362	2,640	2,690	+50	+ 1.9%	5.6%	5.3%	5.8%	(0.1p)	(0.1p)	(0.1p)
L-16	IIF Kawaguchi Logistics Center	1,898	2,880	2,900	+20	+ 0.7%	5.6%	5.4%	5.7%	(0.1p)	0.0p	0.0p
L-17	IIF Kobe Logistics Center	5,406	5,930	6,030	+100	+ 1.7%	5.5%	5.3%	5.7%	(0.1p)	(0.1p)	(0.1p)
L-18	IIF Higashi Osaka Logistics Center	2,403	2,660	2,670	+10	+ 0.4%	5.8%	5.5%	5.9%	0.0p	0.0p	0.0p
L-19	IIF Kashiwa Logistics Center	1,876	2,360	2,400	+40	+ 1.7%	5.8%	5.3%	5.9%	(0.1p)	(0.1p)	(0.1p)
Logistics Centers Total		56,364	66,260	67,500	+1,240	+ 1.9%						
F-1	IIF Totsuka Technology Center (land with leasehold)	4,553	4,830	4,900	+70	+ 1.4%	---	5.8%	---	---	(0.1p)	---
F-2	IIF Yokohama Tsuduki Technology Center	1,174	1,250	1,270	+20	+ 1.6%	5.8%	5.8%	6.2%	(0.1p)	(0.1p)	(0.1p)
F-3	IIF Mitaka Card Center	9,266	9,310	9,320	+10	+ 0.1%	6.0%	5.8%	6.2%	0.0p	0.0p	0.0p
F-4	IIF Shinonome R&D Center	9,008	10,900	11,100	+200	+ 1.8%	5.7%	5.5%	5.9%	(0.1p)	(0.1p)	(0.1p)
F-5	IIF Kamata R&D Center	7,508	7,630	7,750	+120	+ 1.6%	5.9%	5.6%	6.1%	(0.1p)	(0.1p)	(0.1p)
F-6	IIF Kawasaki Science Center	546	809	849	+40	+ 4.9%	---	---	---	0.0p	0.0p	0.0p
Manufacturing and R&D Facilities Total		32,059	34,729	35,189	+460	+ 1.3%						
I-1	IIF Kobe District Heating and Cooling Center	17,260	14,700	14,700	---	---	4.5%	3.7%	4.7%	0.0p	0.0p	0.0p
I-2	IIF Haneda Airport Maintenance Ceter	40,257	39,500	39,500	---	---	4.5%	3.6%	5.0%	0.0p	0.0p	0.0p
I-3	IIF Zama IT Solution Center	5,436	5,540	5,540	---	---	7.2%	5.8%	7.8%	0.0p	0.0p	0.0p
I-4	IIF Shinagawa Data Center	5,193	6,460	6,580	+120	+ 1.9%	4.6%	5.1%	5.5%	0.0p	0.0p	0.0p
I-5	IIF Osaka Toyonaka Data Center	5,668	6,030	6,040	+10	+ 0.2%	6.5%	5.6%	6.1%	0.0p	0.0p	0.0p
I-6	IIF Osaka Nanko IT Solution Center	1,311	2,070	2,070	---	---	6.3%	5.9%	7.0%	0.0p	0.0p	+ 0.2p
Infrastructure Facilities Total		75,128	74,300	74,430	+130	+ 0.2%						
Portfolio Total		163,552	175,289	177,119	+1,830	+ 1.0%						

(Note 1) "Appraisal Value as of the End of Period", "Capitalization Rate (Direct Capitalization Method)" and "Terminal Capitalization Rate (DCF Method)" refer to figures provided in the respective appraisal reports.

(Note 2) "Appraisal Value as of the End of Period" for IIF Shinonome Logistics Center applies only to 53% quasi-co-ownership interests of the trust beneficiary interests.

(Note 3) "Book Value" and "Appraisal Value as of the End of Period" for IIF Kawasaki Science Center is in regards to the land only.

(Reference) IIF Kawasaki Science Center (After Construction)

Property Number	Name of Property	Book Value (JPY MM)	Appraisal Value as of the End of Period (JPY MM)				Applied Rate					
			End of 12th Period	End of 13th Period			Direct Capitalization Method	DCF Method		Period-rarlier Levels		
			Appraisal Value	Appraisal Value	Period-Over-period	Period-Over-period (%)	Capitalization Rate	Discount Rate	Terminal Capitalization Rate	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method
F-6	IIF Kawasaki Science Center (To be developed) (Note 4)	2,040	2,610	2,610	---	---	5.8%	5.6%	6.0%	0.0p	0.0p	0.0p

(Note 4) IIF assumes that construction of Kawasaki Science Center based on the basic plan, sign building lease contract and start leasing. Book value shows the anticipated acquisition price

Appraisal Values – Additional Properties in the June 2014 (14th) Period

Appraisal Report Overview of Additional Properties in the June 2014 (14th) Period

Property Number	Name of Property	Appraisal Value (JPY MM)	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method	Date of Appraisal Value
L-10	IIF Narashino Logistics Center II (building with leasehold interest)	1,410	7.3%	7.1%	7.6%	Dec. 1, 2013
L-20	IIF Misato Logistics Center	4,220	5.4%	5.2%	5.5%	Nov. 30, 2013
L-21	IIF Iruma Logistics Center	3,590	5.9%	5.4%	6.3%	Dec. 1, 2013
L-22	IIF Tosu Logistics Center	1,740	5.8%	5.6%	5.9%	Nov. 30, 2013
L-23	IIF Inzai Logistics Center	1,140	6.5%	6.3%	6.6%	Nov. 30, 2013
L-24	IIF Morioka Logistics Center	1,080	6.8%	6.6%	6.9%	Nov. 30, 2013
L-25	IIF Hiroshima Logistics Center	3,890	6.0%	5.8%	6.1%	Dec. 18, 2013
Logistics Facilities		17,070				
I-7	IIF Nagoya Port Tank Terminal (land with leasehold interest)	2,180	5.8%	5.0%	6.5%	Dec. 1, 2013
Infrastructure Facilities		2,180				
Total Additional Properties		19,250				

(Note 1) The Appraisal Value, Cap Rate by Direct Approach, Discount Rate by DCF Method and Final Cap Rate by DCF Method of the additional properties are based on the appraisal reports of real-estate consultants at each point of time.

(Reference) Kyo-tanabe Logistics Center: Property with Preferential Purchase Right (acquisition anticipated from 16th fiscal period onward)

(Property with Preferential Purchase Right refers to properties for which IIF has acquired a preferential purchase right to acquire the property from the current trust beneficiary. IIF has acquired TK equity interests (JPY10MM or 1.25% of JPY800MM) of the SPC which owns Kyo-tanabe Logistics Center. Please note that this does not imply that IIF has decided to acquire the trust beneficiary interests, and that there is no assurance that IIF will acquire them in the future.

Property Number	Name of Property	Estimated value end of period	Application Rate		
		As of the End of the 13th Period	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	
		Appraisal Value	Capitalization Rate	Discount Rate	Terminal Capitalization
-	Kyo-tanabe Logistics Center (Note 2) (Note 3)	3,120	5.6%	5.4%	5.8%

(Note 2) "Estimated value end of period", "Capitalization Rate by Direct Capitalization Method", and Discount Rate by DCF Method" refer to figures provided in the respective appraisal reports dated Nov 30, 2013.

(Note 3) "Appraisal Value" is calculated by multiplying the sum of the building and land value by 51%.

Cash Flow from Our Portfolio (1)

Item	L1 (Shinonome)		L4 (Noda)		L5 (Shinsuna)		L6 (Atsugi)		L7 (Koshigaya)		L8 (Nishinomiya)		L9 (Narashino)		L10 (Narashinoll)		L11 (Atsugill)	
	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th
	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days
Rent	397	397	222	222	168	173	Not Disclosed	Not Disclosed	75	75	59	59	Not Disclosed	Not Disclosed	115	115	Not Disclosed	Not Disclosed
Others	0	0	22	22	-	-			0	0	0	0			-	-		
Total rental business income	397	397	245	244	168	173			75	75	60	60			115	115		
Taxes and public dues	30	30	20	20	15	15			4	4	8	8			8	8		
Management expenses	0	0	5	5	0	0			0	0	0	0			-	-		
Repair expenses	0	1	1	0	0	0			1	-	11	-			-	-		
Insurance cost and trust fee	1	1	1	1	1	1			0	0	1	1			0	0		
Others	0	0	16	16	0	0			0	0	0	0			0	0		
Total rental business expenses	33	33	46	44	18	18			7	5	22	10			9	9		
NO I	364	364	198	199	150	154	37	46	68	69	37	49	38	38	106	106	106	111
Depreciation and amortization	47	47	58	58	13	13	33	33	22	22	12	11	-	-	-	-	17	17
Rental business profit	316	316	140	140	136	140	4	13	45	46	25	38	38	38	106	106	89	94
Rental deposits	1,457	1,457	222	222	84	84	Not Disclosed	Not Disclosed	37	37	89	89	Not Disclosed	Not Disclosed	115	115	Not Disclosed	Not Disclosed
Guaranteed deposits	-	-	-	-	192	192			-	-	-	-			-	-		
Total deposits (Ending balance)	1,457	1,457	222	222	277	277			37	37	89	89			115	115		

Item	L12 (Yokohama Tsuzuki)		L13 (Saitama)		L14 (Nagoya)		L15 (Atsugilll)		L16 (Kawaguchi)		L17 (Kobe)		L18 (Higashi Osaka)		L19 (Kashiwa)	
	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th
	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days	144days	184days	80days	184days	147days	184days
Rent	Not Disclosed	Not Disclosed	66	66	48	48	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Others			0	0	-	-										
Total rental business income			66	67	48	48										
Taxes and public dues			3	3	5	5										
Management expenses			0	0	0	0										
Repair expenses			-	-	1	0										
Insurance cost and trust fee			0	0	0	0										
Others			1	1	0	0										
Total rental business expenses			5	5	8	7										
NO I	76	76	61	61	39	41	80	80	65	60	160	202	40	92	60	74
Depreciation and amortization	12	12	10	10	4	4	10	10	6	6	30	36	2	6	7	8
Rental business profit	64	64	51	51	34	36	70	69	59	53	130	166	37	86	53	65
Rental deposits	Not Disclosed	Not Disclosed	33	33	48	48	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Guaranteed deposits			-	-	-	-										
Total deposits (Ending balance)			33	33	48	48										

Cash Flow from Our Portfolio (2)

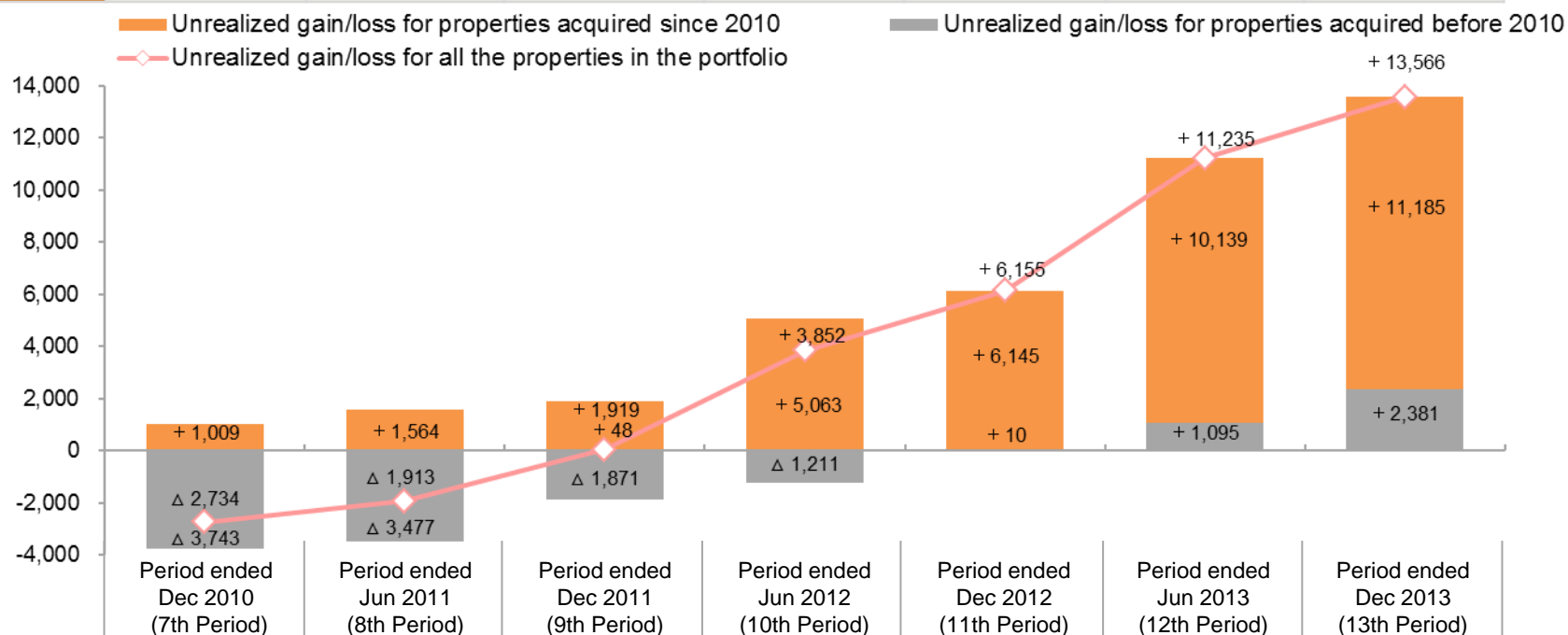
Item	F1 (Totsuka)		F2 (Yokohama Tsuzuki)		F3 (Mitaka)		F4 (Shinonome R&D)		F5 (Kamata)		F6 (Kawasaki)	
	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th
Days	181days	184days	181days	184days	181days	184days	181days	184days	181days	184days	144days	184days
Rent	154	154	57	57	364	364	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Others	0	0	-	0	0	0						
Total rental business income	154	154	57	57	364	364						
Taxes and public dues	16	16	8	8	23	46						
Management expenses	-	-	6	6	4	4						
Repair expenses	-	-	3	0	3	9						
Insurance cost and trust fee	0	0	0	0	1	1	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Others	0	0	0	0	0	0						
Total rental business expenses	17	17	19	16	32	62						
NOI	137	137	38	41	332	302	349	318	248	237	15	19
Depreciation and amortization	-	-	4	4	35	37	44	46	23	24	-	-
Rental business profit	137	137	33	37	296	264	304	272	224	212	15	19
Rental deposits	276	276	92	92	182	182	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Guaranteed deposits	-	-	-	-	-	-						
Total deposits (Ending balance)	276	276	92	92	182	182						

Item	I1 (Kobe)		I2 (Haneda)		I3 (Zama)		I4 (Shinagawa)		I5 (Osaka Toyonaka)		I6 (Osaka Nanko)		12th (Actual)	13th (Actual)
	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th	12th	13th		
Days	181days	184days	181days	184days	181days	184days	181days	184days	144days	184days	144days	184days		
Rent	330	330	1,338	1,337	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	5,554	5,730
Others	0	0	0	0									237	307
Total rental business income	330	330	1,339	1,337									5,791	6,037
Taxes and public dues	11	11	92	92									358	439
Management expenses	0	0	0	0									71	82
Repair expenses	0	1	-	-									77	54
Insurance cost and trust fee	1	1	5	5	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	27	27
Others	0	0	323	322									556	632
Total rental business expenses	14	15	421	420									1,091	1,237
NOI	316	314	917	917	201	201	172	155	191	218	84	105	4,699	4,800
Depreciation and amortization	125	126	232	232	35	35	24	24	18	22	7	8	842	863
Rental business profit	190	188	684	684	165	165	148	131	172	195	76	96	3,857	3,937
Rental deposits	2,154	2,154	973	973	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	8,902	8,997
Guaranteed deposits	-	-	-	-									192	192
Total deposits (Ending balance)	2,154	2,154	973	973									9,095	9,190

Historical Unrealized Gain and Losses

Significant increase in unrealized gain in our portfolio with attractive acquisitions

	Period ended Dec. 2010 (7th Period)	Period ended Jun. 2011 (8th Period)	Period ended Dec. 2011 (9th Period)	Period ended Jun. 2012 (10th Period)	Period ended Dec. 2012 (11th Period)	Period ended Jun. 2013 (12th Period)	Period ended Dec. 2013 (13th Period)
		PO		PO		PO	
① Number of properties	11	16	16	22	23	29	29
② Appraisal value at the end of period (JPY MM)	93,970	106,090	107,640	149,840	153,620	175,289	177,119
③ Book value (JPY MM)	96,704	108,003	107,591	145,987	147,464	164,053	163,552
④ Unrealized gain/loss (JPY MM): (②-③)	△2,734	△1,913	+48	+3,852	+6,155	+11,235	+13,566
⑤ Ratio of unrealized gain/loss: (④/③)	△2.8%	△1.8%	+0.0%	+2.6%	+4.2%	+6.9%	+8.3%

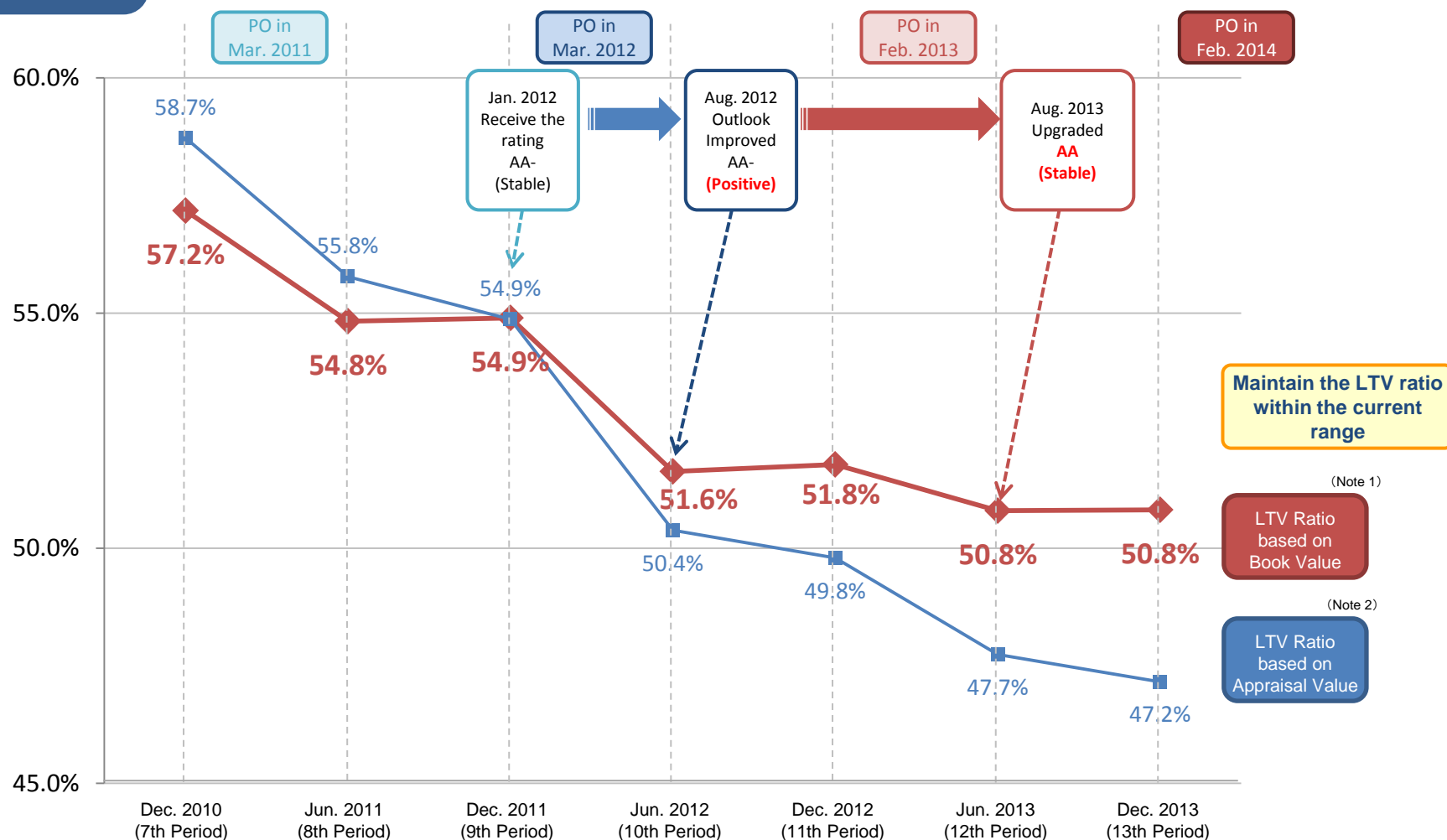


Appropriate LTV Control

IIF will maintain an optimal LTV level to ensure its debt procurement capabilities as a AA rated issuer

Attaining an adequate LTV ratio through 4 consecutive years of POs

Trend of LTV Ratio



(Note 1) LTV ratio based on book value = total interest bearing debt / total assets

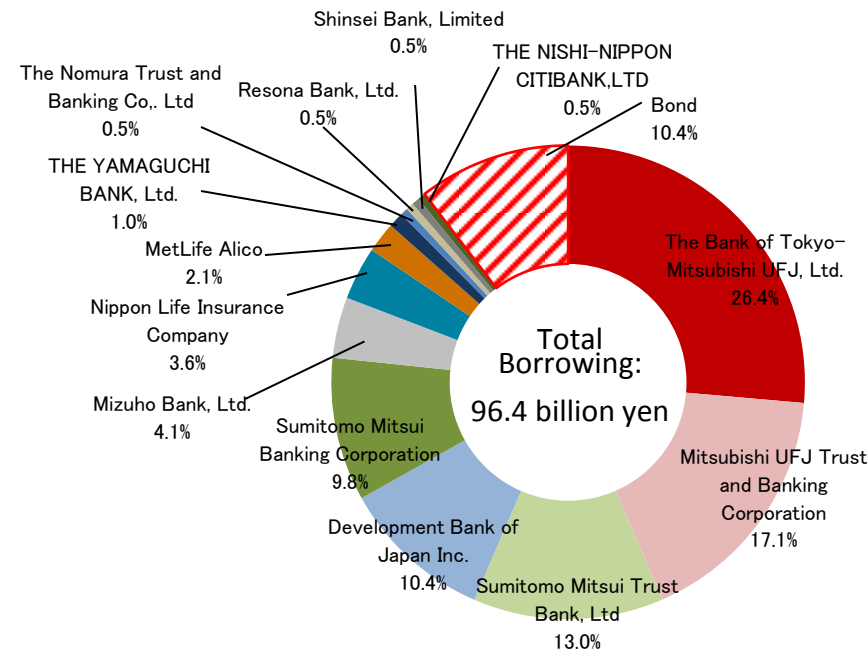
(Note 2) LTV ratio based on appraisal value = total interest bearing debt / (total assets + appraisal value at the end of period - book value)

Debt Stability

Lender Status

Classification	Lender	Outstanding Balance (million yen)(Note 1)		Date of Borrowing	Interest Rate (Note 2) (%)	Maturity date	Fixed/ Variable	Borrowing term	Remaining period (Note 4)
		Breakdown	Total						
Investment portfolio Long-term borrowing	MetLife Alico Insurance company	2,000	2,000	Dec. 25, 2009	1.70000	Dec. 25, 2014	Fixed	5 years	0.8 years
	Development Bank of Japan Inc.	5,000	5,000	Feb. 28, 2011	1.70000	Feb. 27, 2018	Fixed	7 years	4.0 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,200							
	Mitsubishi UFJ Trust and Banking Corporation	2,950	8,500	Mar. 11, 2011	1.78500	Mar. 9, 2018	Fixed (Note 3)	7 years	4.0 years
	Sumitomo Mitsui Trust Bank, Limited	2,350							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	2,000	Aug. 31, 2011	1.16750	Aug. 31, 2016	Fixed (Note 3)	5 years	2.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,463							
	Mitsubishi UFJ Trust and Banking Corporation	4,057	11,600	Sep. 30, 2011	1.30000	Sep. 29, 2017	Fixed (Note 3)	6 years	3.6 years
	Sumitomo Mitsui Trust Bank, Limited	3,080							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,823							
	Mitsubishi UFJ Trust and Banking Corporation	2,603	7,500	Mar. 6, 2012	0.94500	Mar. 6, 2017	Fixed (Note 3)	5 years	3.0 years
	Sumitomo Mitsui Trust Bank, Limited	2,074							
	Sumitomo Mitsui Banking Corporation	1,500	1,500		0.94500	Mar. 6, 2017	Fixed (Note 3)	5 years	3.0 years
	Development Bank of Japan Inc.	1,000	1,000		2.22000	Mar. 29, 2024	Fixed	12 years	10.1 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000		1.90500	Mar. 30, 2022	Fixed (Note 3)	10 years	8.1 years
	Sumitomo Mitsui Banking Corporation	500	500		1.90500	Mar. 31, 2022	Fixed (Note 3)	10 years	8.1 years
	Development Bank of Japan Inc.	2,000	2,000		1.90000	Mar. 29, 2022	Fixed	10 years	8.0 years
	Mizuho Bank, Ltd.	1,500	1,500	Mar. 30, 2012	1.56100	Mar. 31, 2020	Fixed (Note 3)	8 years	6.1 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	565			1.32375	Mar. 29, 2019	Fixed (Note 3)	7 years	5.0 years
	Mitsubishi UFJ Trust and Banking Corporation	520	1,500						
	Sumitomo Mitsui Trust Bank, Limited	415							
	Sumitomo Mitsui Banking Corporation	1,500	1,500		1.32375	Mar. 29, 2019	Fixed (Note 3)	7 years	5.0 years
	Nippon Life Insurance Company	1,000	1,000		1.42000	Jun. 30, 2020	Fixed	8 years	6.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	583	583	Jun. 29, 2012	1.17500	Jun. 28, 2019	Fixed (Note 3)	7 years	5.3 years
	Sumitomo Mitsui Banking Corporation	417	417		1.17500	Jun. 28, 2019	Fixed (Note 3)	7 years	5.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,274	2,274	Sep. 28, 2012	1.15750	Sep. 30, 2019	Fixed (Note 3)	7 years	5.6 years
	Sumitomo Mitsui Banking Corporation	1,626	1,626		1.15750	Sep. 30, 2019	Fixed (Note 3)	7 years	5.6 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000		1.29000	Feb. 6, 2023	Fixed	10 years	8.9 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,316							
	Mitsubishi UFJ Trust and Banking Corporation	1,218	3,500		1.38980	Feb. 6, 2023	Fixed (Note 3)	10 years	8.9 years
	Sumitomo Mitsui Trust Bank, Limited	966							
	Sumitomo Mitsui Banking Corporation	500	500		1.38980	Feb. 6, 2023	Fixed (Note 3)	10 years	8.9 years
	Nippon Life Insurance Company	500	500		1.55000	Feb. 6, 2023	Fixed	10 years	8.9 years
	Mizuho Bank, Ltd.	1,000	1,000	Feb. 6, 2013	1.48980	Feb. 6, 2023	Fixed (Note 3)	10 years	8.9 years
	Shinsei Bank, Ltd.	500	500		1.38980	Feb. 6, 2023	Fixed (Note 3)	10 years	8.9 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	188							
	Mitsubishi UFJ Trust and Banking Corporation	174	500		1.22750	Feb. 4, 2022	Fixed (Note 3)	9 years	7.9 years
	Sumitomo Mitsui Trust Bank, Limited	138							
	Sumitomo Mitsui Banking Corporation	500	500		1.22750	Feb. 4, 2022	Fixed (Note 3)	9 years	7.9 years
	Development Bank of Japan Inc.	1,000	1,000		1.83000	Feb. 5, 2025	Fixed	12 years	10.9 years
	Sumitomo Mitsui Trust Bank, Limited	2,500	2,500		1.68475	Jun. 30, 2023	Fixed (Note 3)	10 years	9.3 years
	Nomura Trust and Banking Co., Ltd.	500							
	Resona Bank, Ltd.	500	1,500	Jun. 28, 2013	1.24050	Jun. 30, 2020	Fixed (Note 3)	7 years	6.3 years
	THE YAMAGUCHI BANK, Ltd.	500							
	Nippon Life Insurance Company	2,000	2,000		1.75000	Jun. 28, 2024	Fixed	11 years	10.3 years
	Mizuho Bank, Ltd.	1,500	1,500		1.64650	Jun. 30, 2022	Fixed (Note 3)	9 years	8.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,900	7,500	Oct. 18, 2013	1.40200	Oct. 18, 2023	Fixed (Note 3)	10 years	9.6 years
	Mitsubishi UFJ Trust and Banking Corporation	3,600							
	Sumitomo Mitsui Banking Corporation	2,000	2,000	Dec. 30, 2013	1.38025	Dec. 29, 2023	Fixed (Note 3)	10 years	9.8 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	700	700		1.31000	Aug. 6, 2024	Fixed	10.5 years	10.4 years
	Sumitomo Mitsui Banking Corporation	900	900		1.24100	Feb. 6, 2024	Fixed (Note 3)	10 years	9.9 years
	THE YAMAGUCHI BANK, Ltd.	500	500		1.14000	Aug. 4, 2023	Fixed	9.5 years	9.4 years
	THE NISHI-NIPPON CITIBANK, LTD.	500	500	Feb. 6, 2014	1.03150	Aug. 5, 2022	Fixed (Note 3)	8.5 years	8.4 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	451							
	Mitsubishi UFJ Trust and Banking Corporation	418	1,200		0.92790	Feb. 4, 2022	Fixed (Note 3)	8 years	7.9 years
	Sumitomo Mitsui Trust Bank, Limited	331							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	602							
	Mitsubishi UFJ Trust and Banking Corporation	557	1,600	Mar. 13, 2014	Undetermined	Mar. 13, 2024	Fixed (Note 3)	10 years	10.0 years
	Sumitomo Mitsui Trust Bank, Limited	442							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	376							
	Mitsubishi UFJ Trust and Banking Corporation	348	1,000	Mar. 13, 2014	Undetermined	Mar. 13, 2026	Fixed (Note 3)	12 years	12.0 years
	Sumitomo Mitsui Trust Bank, Limited	276							
	Development Bank of Japan Inc.	1,000	1,000	Mar. 13, 2014	Undetermined	Mar. 13, 2026	Fixed	12 years	12.0 years
	First series unsecured investment corporation bonds	5,000	5,000	Dec. 27, 2012	0.56000	Dec. 27, 2016	Fixed	4 years	2.8 years
	Second series unsecured investment corporation bonds	5,000	5,000	Dec. 27, 2012	1.40000	Dec. 27, 2022	Fixed	10 years	8.8 years
	Total / Average	96,400	96,400		Undetermined			7.8 years	6.2 years

Breakdown of Lender Formation



(Note 1) Outstanding balance as of March 14, 2014 is described

(Note 2) The applicable rate is based on the interest rate as March 14, 2014. The average is calculated by weighting the rate for each borrowing according to the borrowing amount

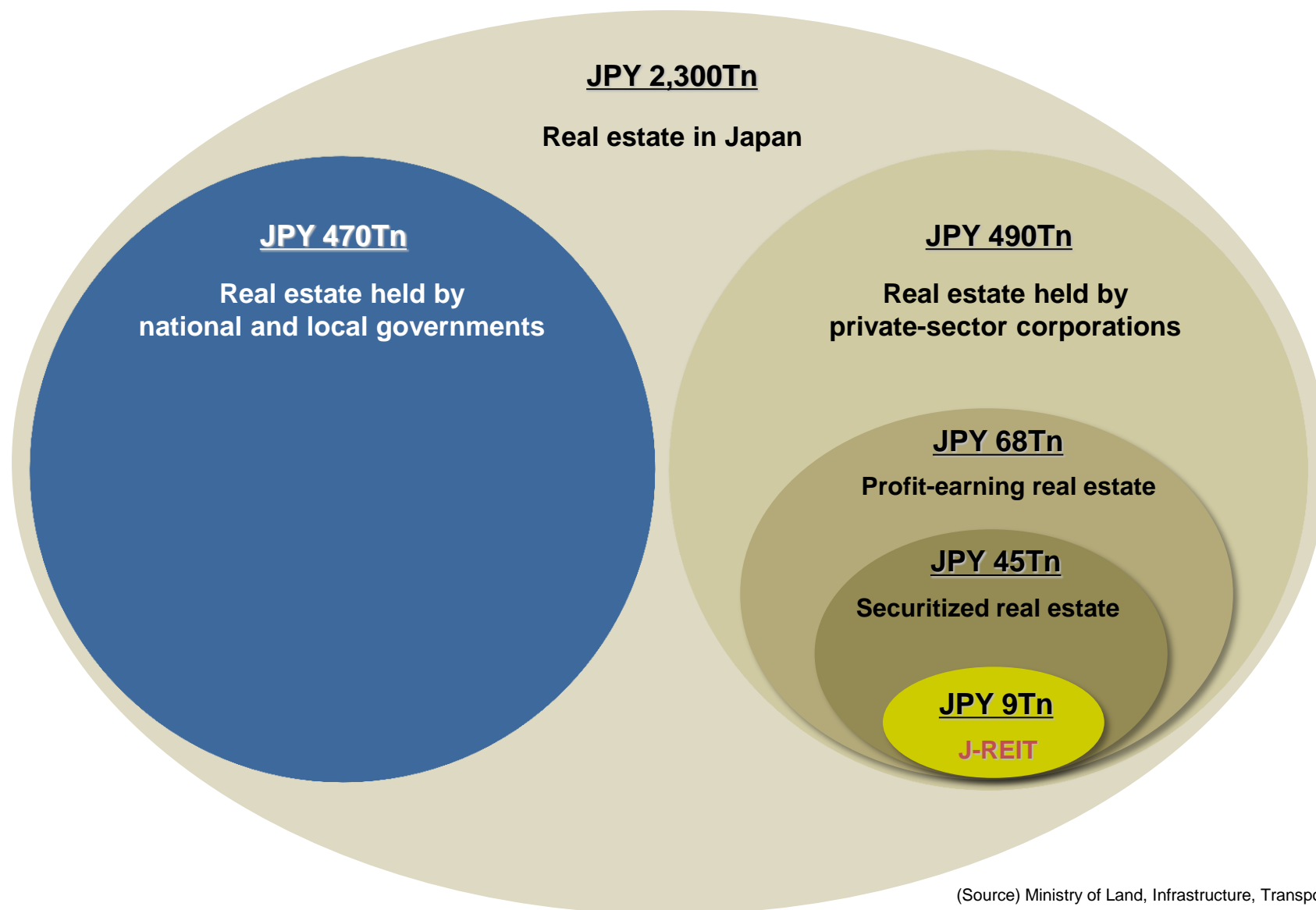
(Note 3) IIF signed an interest rate swap contract to fix the interest rate

(Note 4) The remaining term for the existing borrowing is calculated with the base date as of March 14, 2014. The average is calculated by weighting the remaining term of each borrowing according to the borrowing amount

(Note 5) Long term borrowing includes a current portion of long term borrowing

Prodigious Growth Potential with Less Acquisition Competition

Real estate held by public- and private-sector has big market opportunities

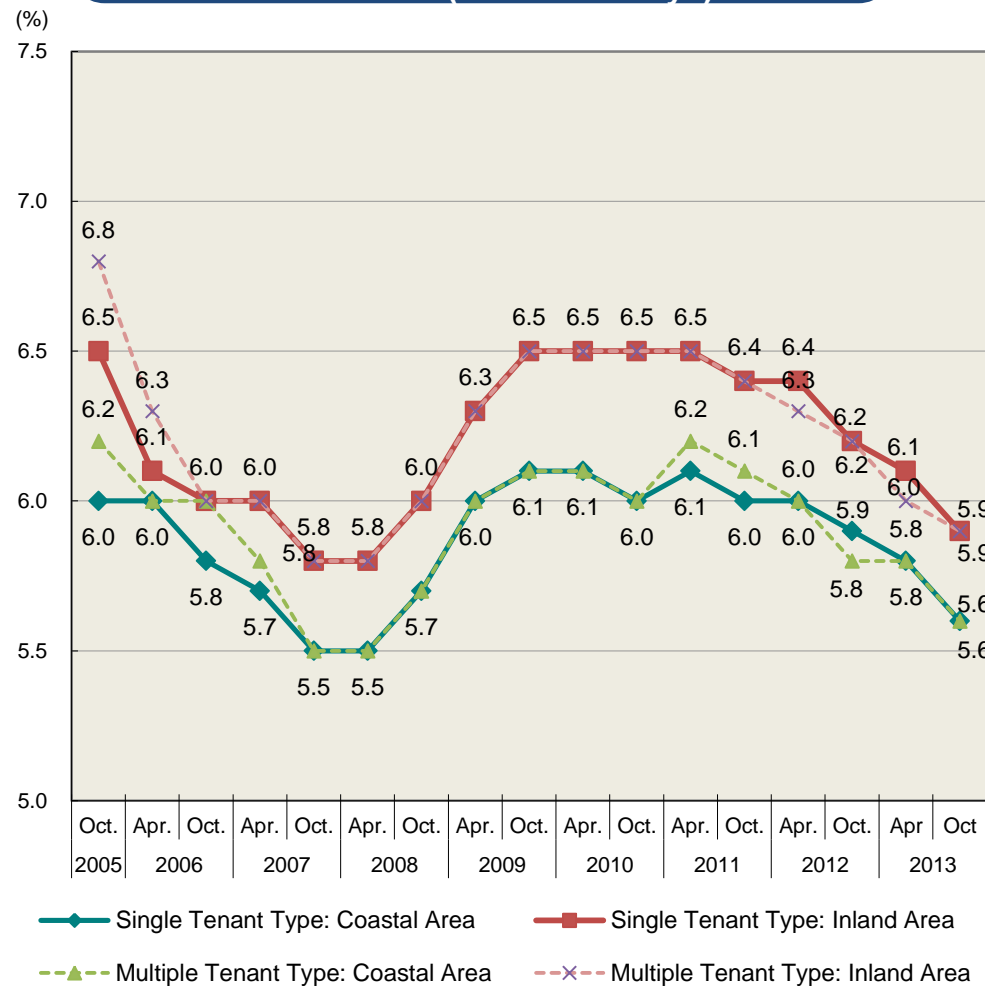


(Source) Ministry of Land, Infrastructure, Transport and Tourism

Overview of the Logistics Market (1)

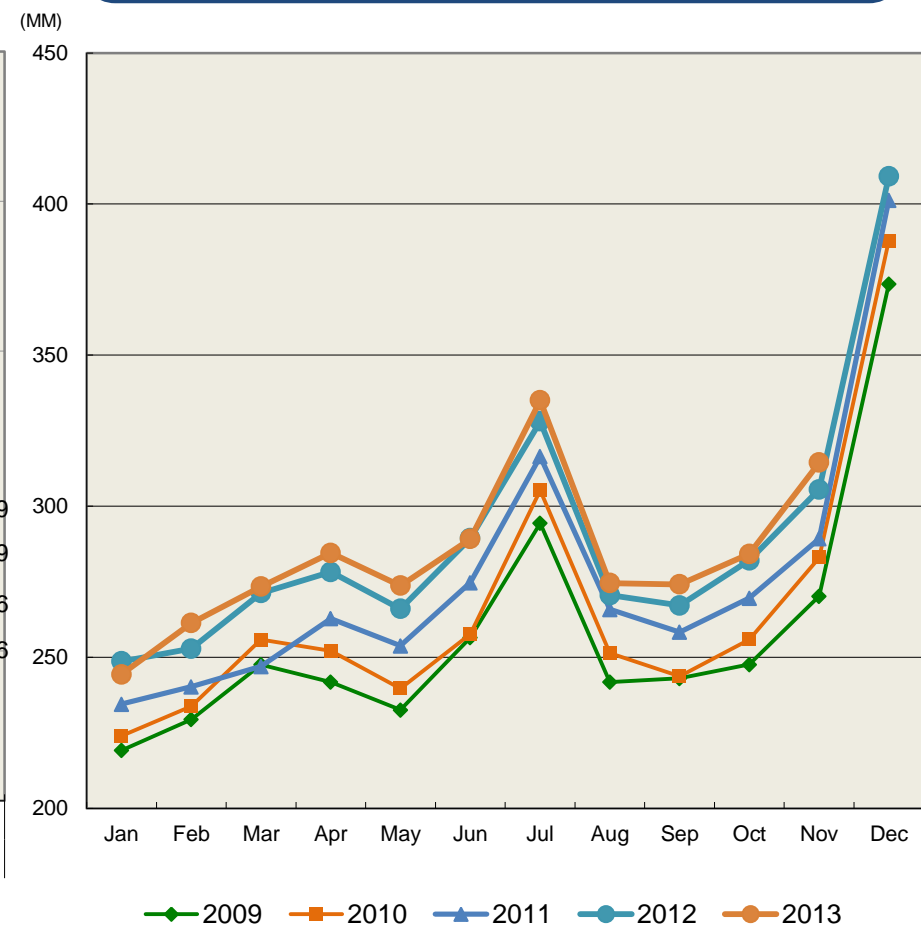
Expected Cap Rate Declines through Active Supply and Demand of Logistics Properties

Expected Cap Rate of Logistics Properties and Warehouses (Location: Tokyo)



Number of Parcels for Home Delivery Service is Increasing thanks to Expanding Mail-order Business

Historical Number of Parcels for Home Delivery Service



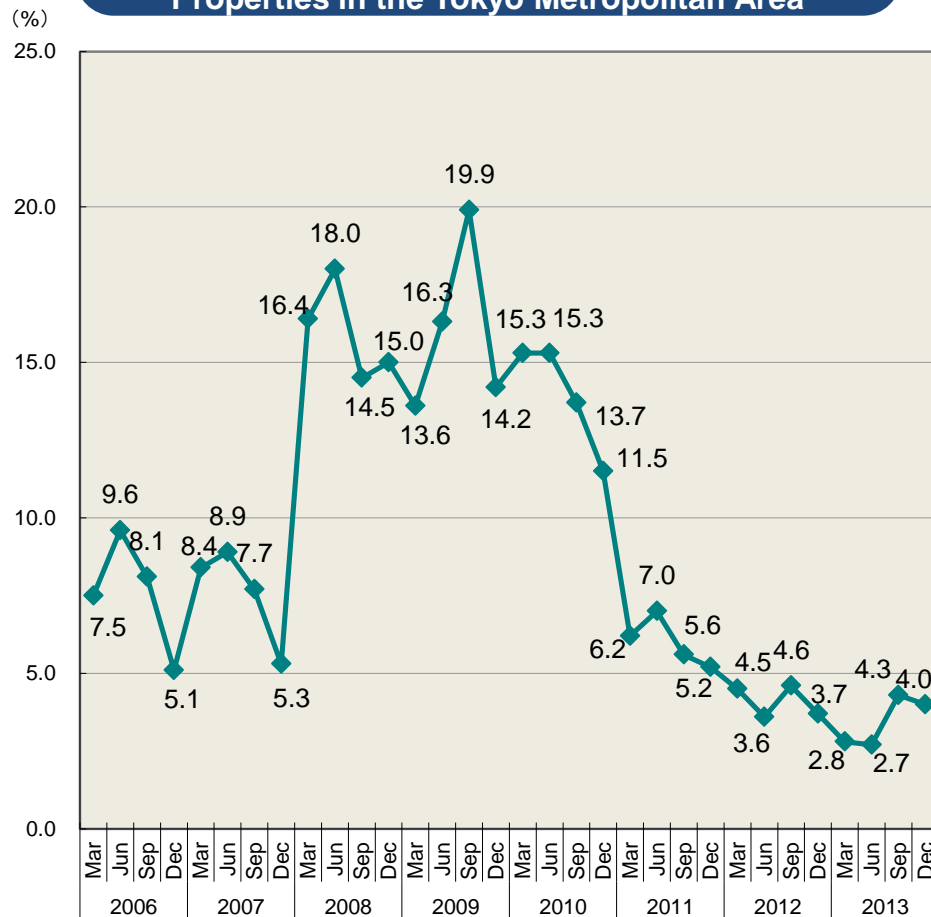
(Source) Japan Real Estate Institute "The Japanese Real Estate Investor Survey"

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

Overview of the Logistics Market (2)

Although vacancy rate may increase temporarily due to a surge in supply, we do not expect a large increase due to strong demand

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

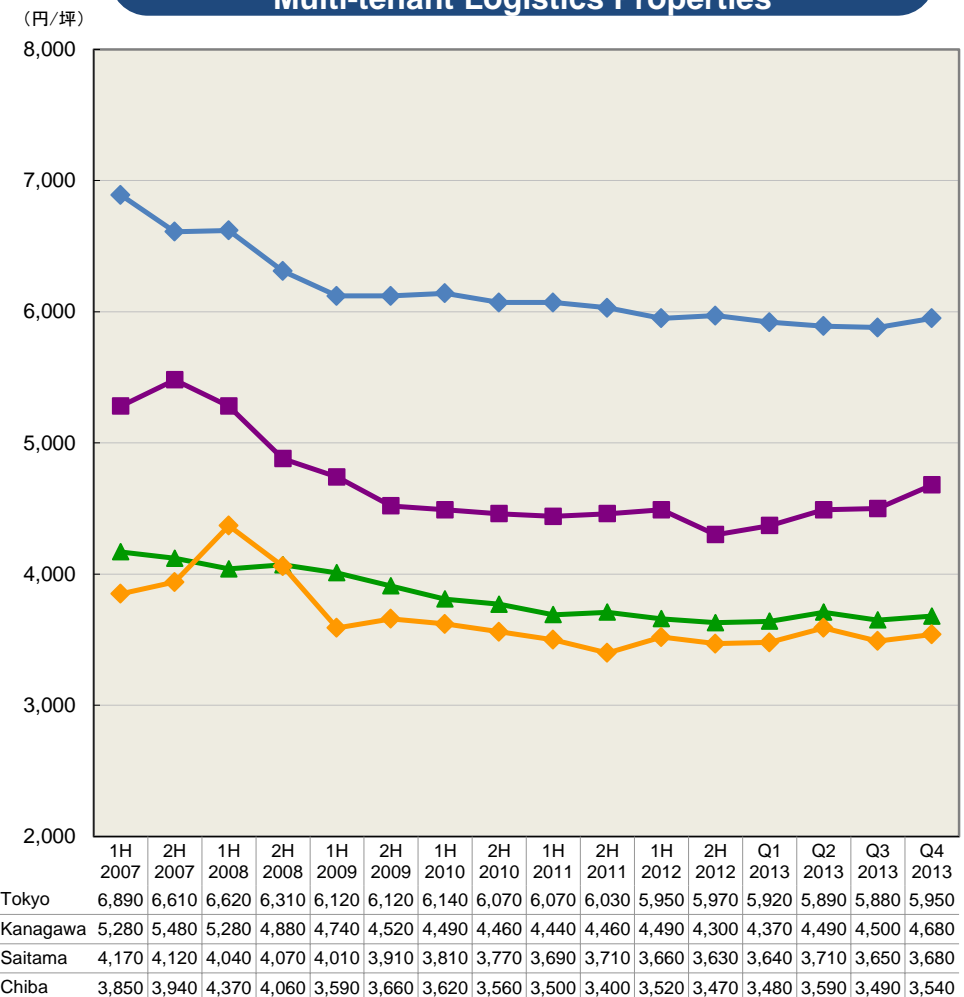


*Vacancy rate covers 54 multi-type facilities with floor area of 10,000 tsubo and more in the Tokyo metropolitan area (Tokyo, Kanagawa, Chiba and Saitama)

(Source) CBRE: Industrial Market Report

Rent has not increased overall due to tenant concerns around cost control, but rents for properties in prime locations may have bottomed

Average Monthly Asking Rent for Large-scale Multi-tenant Logistics Properties



(Note) Based on CBRE Data

Recognitions from the Market ①

Recognitions for steadily increasing stability of the balance sheet and profitability

Rating upgraded to AA (Stable)



【Rating Rationale】 (Source: JCR News Release)

"JCR gives a certain degree of evaluation to the Corporation's continuous efforts and achievements for even stronger financial bases and higher portfolio stability. These efforts and achievements will continue, JCR so assumes and upgraded the Corporation's long-term issuer rating by one notch to "AA" with "Stable" outlook."

Recognitions for environmental considerations

First Industrial Assets to be certified as a "Sector Leader" in J-REITs

GRESB (Global Real Estate Sustainability Benchmark) assesses the sustainability efforts of real estate companies and funds, and selects those making outstanding efforts for sustainability as "Sector Leader."

IIF was certified as **"Sector Leader" (No. 1)** in the Asian industrial real estate division, and No. 2 in the world's industrial real estate division.



【Recognized Features】

- Efforts for energy saving by improving management methods and introducing equipment
- Establishment of relationships with stakeholders including tenants and local community
- Measurement and management of energy consumption of all property holdings

(Reference) Properties with DBJ Green Building Certification

Below 2 properties were awarded DBJ Green Building Certification **"Gold 2012"** for logistics facilities equipped with high environmental and social requirements



✓ IIF Koshigaya Logistics Center



✓ IIF Noda Logistics Center

【Recognized Features】

- (1) Utilization of various environmental and energy-saving systems such as LED lighting and solar panels etc.
- (2) IIF's efforts to install disaster prevention countermeasures such as portable storage batteries and provision of lifeline facilities for its portfolio properties
- (3) Noda LC has seismic isolator as earthquake-absorbing structure to meet additional tenant requirements and satisfaction

Recognitions from the Market ②

Awards for Corporate Strategy

1st Porter Prize awarded to a J-REIT

Received The Porter Prize after being highly evaluated for its unique “CRE proposal-based property-sourcing activities and growth strategy that aims for ‘continuous equity growth.’”



The Porter Prize was established to bestow recognition on Japanese companies that have achieved and maintained superior profitability in a particular industry by implementing unique strategies based on innovations in products, processes, and managing.

The Porter Prize was established in 2001 and this was its 13th award.

【Selection Criteria】

■ First-stage Selection Criteria

1. Superior sustainable profitability within the industry
2. Unique / different value proposition; distinctive mix of products / services to a defined set of customers
3. Strategic continuity over time
4. Innovations that enable the strategy

■ Second-stage Selection Criteria

5. Utilization of capital analysis
6. Distinctive value chain
7. Trade-offs
8. Fit across activities

Awards for Disclosure and Governance

APREA BEST PRACTICES AWARDS 2013

Awarded as the best Japanese firm in governance and disclosure



“Best Submission from Japan”

“2013 APREA Best Practice Award, Country Award: Best Submission from Japan” recognizes Japanese real estate firms who perform the best in governance and disclosure. All real estate companies and trusts listed on a regional exchange are eligible to qualify for the awards. Real estate organizations will need to make a submission in order to be considered.

2013 Internet IR Excellence Award

Receives “2013 Internet IR Excellence Award” by Daiwa Investor Relations Co., Ltd.
(selected among 3,602 listed companies)



Daiwa Investor Relations evaluates and score IR websites of listed companies in Japan by their own standards, focusing on timeliness, transparency, traceability, reliability, comprehensiveness and interactivity.

Unit Price Performance (Jan 4, 2010 ~ Feb 14, 2014)

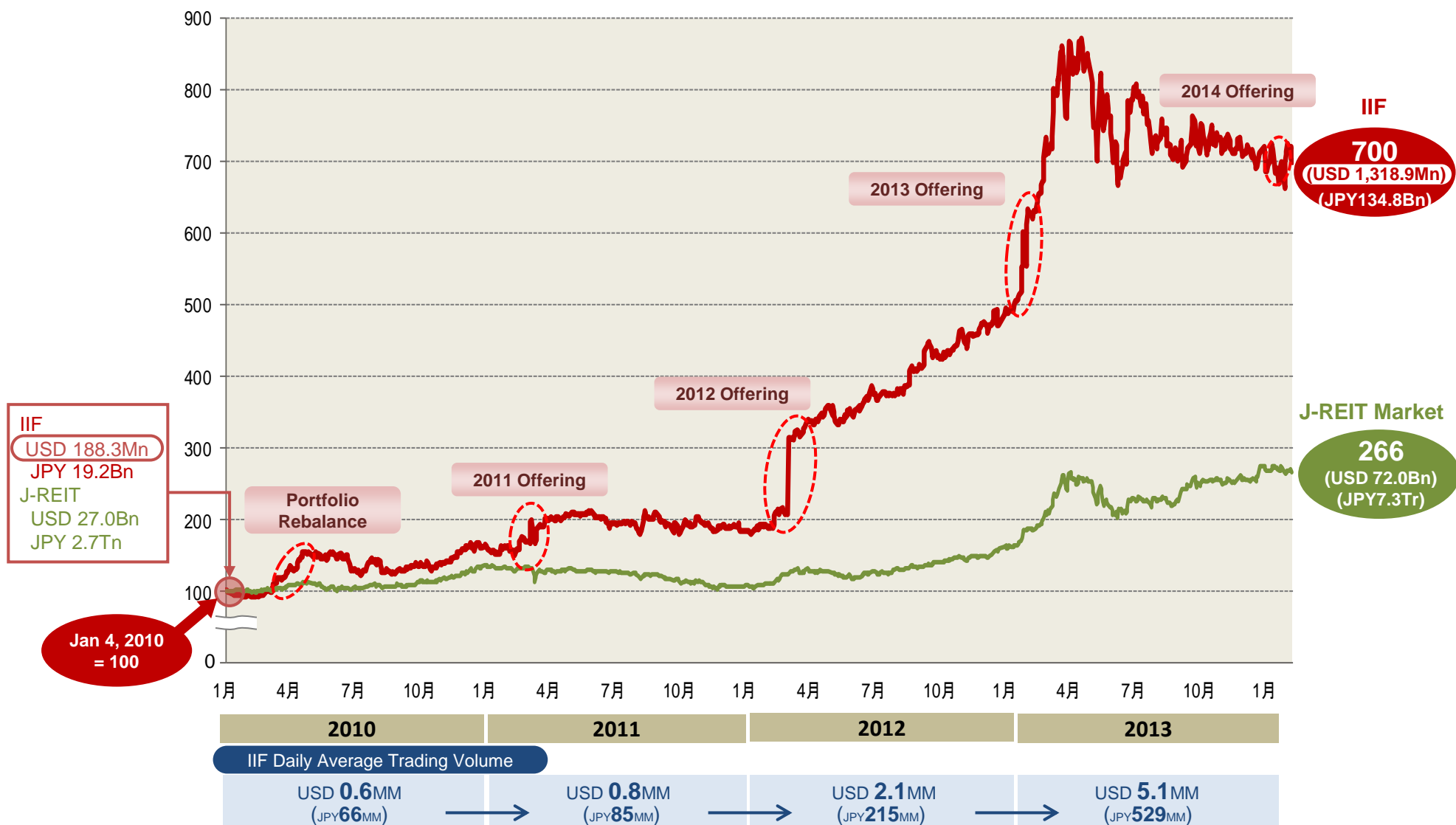


(Note 1) Indices are based on closing prices

(Note 2) Y-axis indicates indexed unit price trend using Jan 4, 2010 as the base date with index value equal to 100

(Source) Bloomberg

Historical Market Capitalization Exceeds and Trading Volume (Jan 4, 2010 ~ Feb 14, 2014)



(Note 1) Based on closing prices

(Note 2) Y-axis indicates unit price trend (Tokyo Stock Exchange) using Jan 4, 2010 as the base date with index value equal to 100

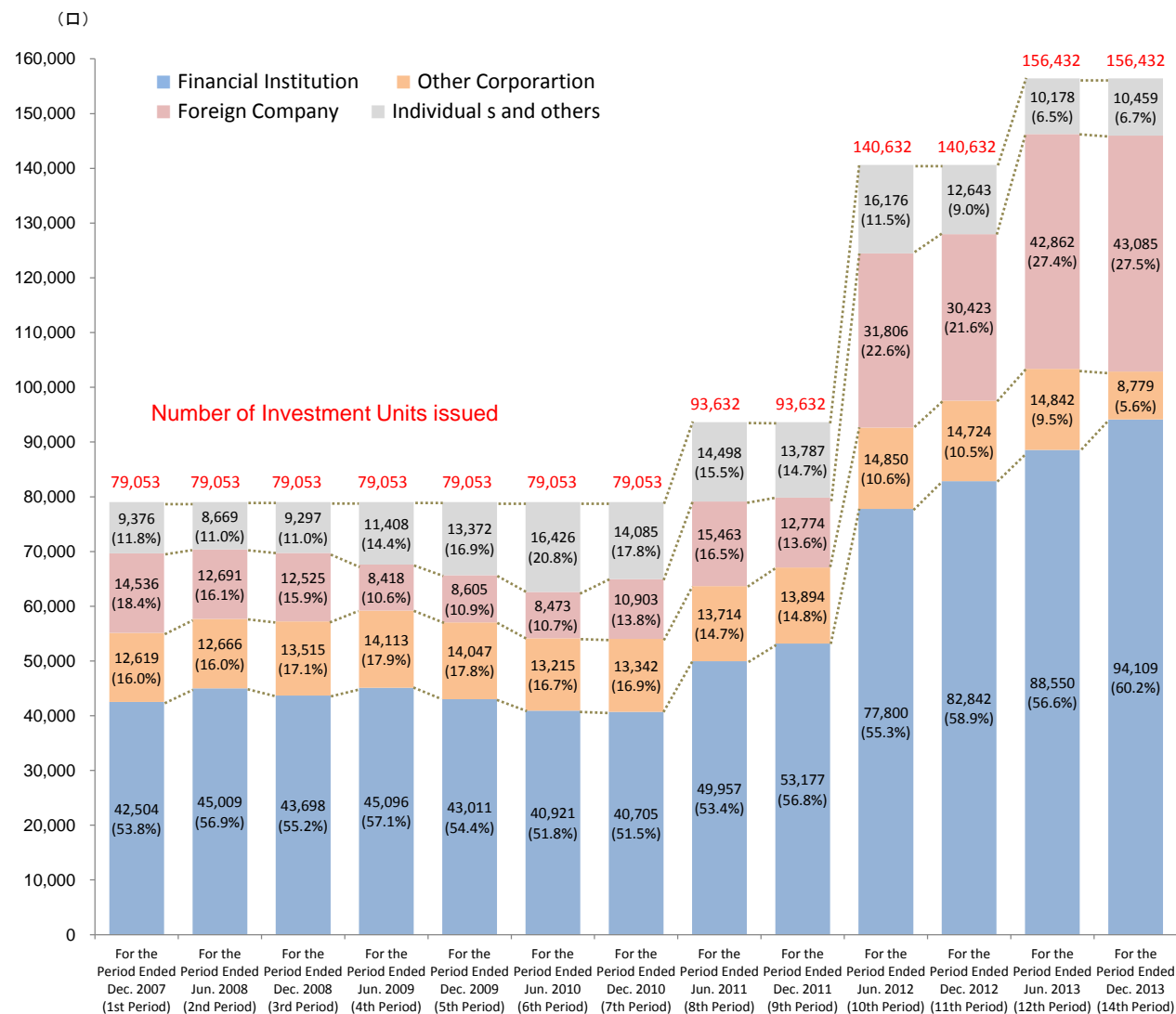
(Source) Bloomberg

Investors' Attributes

Top 20 Investors as of the End of Dec 2013

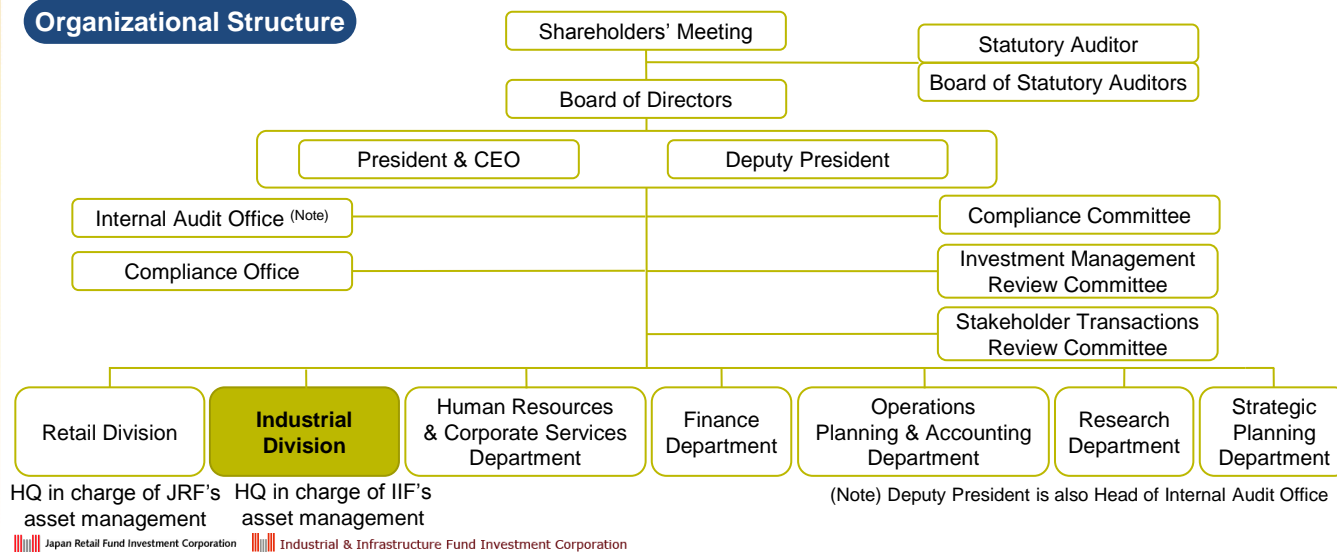
Rank	Name	Number of Units Held	Ownership Ratio (%)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	23,341	14.92
2	Master Trust Bank of Japan, Ltd. (Trust Account)	12,398	7.92
3	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	11,713	7.48
4	Nomura Trust and Banking Co., Ltd. (Trust Account)	8,867	5.66
5	Nomura Bank Luxembourg S.A	4,704	3.00
6	The Chugoku Bank	3,418	2.18
7	State Street Bank & Trust Company	3,311	2.11
8	Mitsubishi Corporation	3,200	2.04
9	UBS AG LONDON JAPAN SEED CAPITAL FUNDING	3,200	2.04
10	Mizuho Trust & Banking Co., Ltd.	2,922	1.86
11	The Chase Manhattan Bank, N.A. London S. L. Omnibus Account	2,742	1.75
12	Joyo Bank, Ltd.	2,519	1.61
13	JP Morgan Chase Bank, N.A. 385174	2,510	1.60
14	Development Bank of Japan Inc.	2,500	1.59
15	Trust & Custody Services Bank, Ltd. (Cash in Trust Taxable Account)	2,361	1.50
16	Bank of New York 133524	1,612	1.03
17	Nippon Tosho Fukyu Co., Ltd.	1,536	0.98
18	The [Taiko Bank, Ltd.	1,535	0.98
19	The Fukui Bank, Ltd.	1,258	0.80
20	The Gibraltar Life Insurance Co., Ltd. (General J-REIT Account)	1,239	0.79
Total of Top 20		96,886	61.93

Unitholder Composition



Overview of the Asset Management Company

Organizational Structure



Asset Management Company:
 Number of Directors and Employees 96
 (excluding part-time directors and employees)

Number of Licensed Persons Out of the Above

Licensed Real Estate Agents	39
First-class Architects	6
Real Estate Appraisers	6
Chartered Financial Analyst	1
Certified Member of Security Analysts Association of Japan	5
Certified Tax Accountants	2
MBA (including US and UK)	3

(Note) As of Feb. 1, 2014

Company History

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

Major Shareholders

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

Mitsubishi Corp.-UBS Realty Inc. received a letter of appreciation from Japan Association for UNHCR who closely coordinates with the United Nations High Commissioner for Refugees (UNHCR) Representation in Japan for providing Japan Retail Fund's vacant space from existing properties free of charge for use by the "Campaign for United Nations Refugee Support Activities. Our company is highly interested in involving with the reduction of environment load and the contribution to local society.



B. Overview of the PO in Feb. 2014

※ All information provided here are dated as of January 15, 2014



Industrial & Infrastructure Fund Investment Corporation

Our Basic Investment Principle

To target investments in industrial and infrastructure properties in Japan – properties that play an important role in Japanese economy

Anticipated Acquisitions: **8 properties** ¥ **16.6 bn**

Enhanced NOI Yield

Average Stabilized NOI Yield⁽¹⁾

7.1%

Acquisition/Appraisal Differential

Differential⁽²⁾
(Ratio of acquisition price
to appraisals)

+¥2.6bn (86.3%)

Lease Term Stability

Average Contractual Lease Term
(Average remaining lease term)⁽³⁾

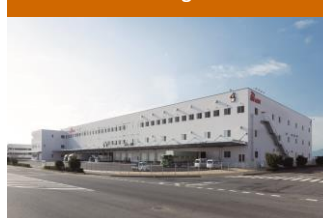
19.1 years

(16.6) years

IIF Nagoya Port Tank Terminal
(land with leasehold interest)



IIF Hiroshima Logistics Center



IIF Misato Logistics Center



IIF Iruma Logistics Center



IIF Narashino Logistics Center II
(building with leasehold interest)



IIF Inzai Logistics Center



IIF Tosu Logistics Center



IIF Morioka Logistics Center



(Note 1) Average Stabilized NOI Yield (before depreciation) of anticipated acquisitions calculated on a stabilized basis and based on relevant assumptions regarding operating revenues and operating expenses. Average based on annual estimated rent revenues for anticipated acquisitions. For Average Stabilized NOI Yield for the anticipated acquisitions, (i) we have adjusted capitalized initial property-related taxes as if such taxes were expensed, and (ii) the forecasted financial performance of the properties, which are expected to be in operation for only part of the fiscal periods ending June 30, 2014, has been annualized as if the properties were operated for the entirety of the fiscal period ending June 30, 2014 and the fiscal period ending December 31, 2014.

(Note 2) "Acquisition/Appraisal Differential" refers to the difference between the most recent appraisal value and the anticipated acquisition price of the anticipated acquisitions. Appraisal values are inherently speculative and subject to various assumptions, estimations and judgments. An acquisition price of a property that is lower than its appraisal value does not imply that we may be able to capture the difference between the acquisition price and appraisal value upon its disposition.

(Note 3) See offering circular, "Our Portfolio – Lease Agreements".

(Note 4) Figures above may not match the sum of individual figures as they are rounded to the nearest tenth.



Mitsubishi Corp. - UBS Realty Inc.



Industrial & Infrastructure Fund
Investment Corporation

Offering Highlights

Offering
Highlight

1

Steady growth by providing strategic CRE solution proposals

Property acquisitions driven by CRE solution proposals to achieve steady growth of DPU and appraisal NAV

Offering
Highlight

2

Further enhance the long-term income stability of our portfolio

Enhancing stability of distributions through our strategy of matching our long-term asset and debt profiles to achieve a positive spread between portfolio NOI yield and our cost of debt financing

Offering
Highlight

3

Pursuit of long-term unitholders' value

In addition to improving profitability and acquiring properties at acquisition prices lower than appraisal values, we pursue long-term growth in DPU and appraisal NAV through planned accretive equity offerings

IIF will continue the strategy of pursuing “Continuous Growth of Unitholders’ Value”

Historical, Estimated and Pro Forma Distributions and Appraisal NAV per Unit⁽¹⁾

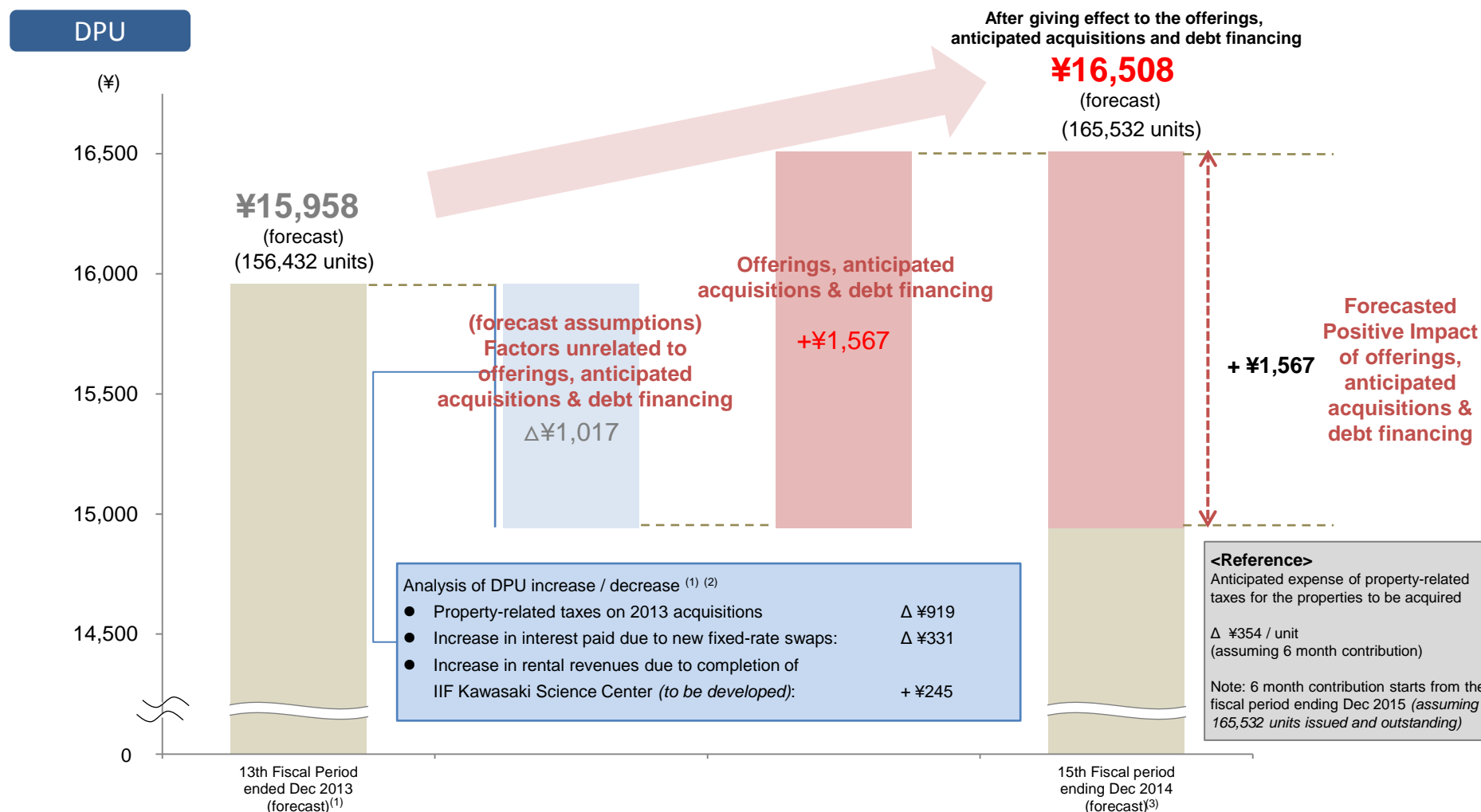
		2011 Offering	2012 Offering	2013 Offering		The Offering
Fiscal Period Ended / Ending	Dec 2010	Dec 2011	Dec 2012	Jun 2013	Dec 2013	Dec 2014
DPU in JPY	10,102 (100.0)	12,377 (122.5)	14,387 (142.4)	15,643 (154.9)	(Forecast) 15,958 (158.0)	(Forecast) 16,508 (163.4)
Appraisal NAV per Unit in JPY	427,593 (100.0)	451,656 (105.6)	483,795 (113.1)	534,886 (125.1)	(Pro Forma) As of June 30, 2013, adjusted for the offering and the anticipated acquisitions ⁽²⁾ 565,593 (132.3)	

(Figures in parenthesis are indexed based on Dec 2010 as 100.)

- (Note 1) We define appraisal NAV per unit as the sum of unitholders’ capital and the difference of the total appraisal value of properties in our portfolio as indicated in the most recently available appraisal report as of the end of the relevant fiscal period and the book value of such properties as of the same date, divided by the number of units outstanding as of the end of the relevant fiscal period.
- (Note 2) Based on appraisal NAV per unit as of June 30, 2013, as adjusted to reflect the difference of appraisal values of the eight anticipated acquisitions as indicated in the appraisal reports obtained in connection with the offerings and the anticipated acquisition prices for such properties, as well as the issuance of 9,100 units (assuming full exercise of the over-allotment options) in the offerings at an assumed offer price of ¥831,675 per unit.
- (Note 3) The forecast and pro forma figures shown above are subject to a number of important assumptions and actual results may differ materially. See “Forecasts for the Fiscal Periods Ended December 31, 2013 and Ending June 30, 2014 and December 31, 2014” in the offering circular.

Estimated impact on DPU from this offering

Factors contributing to anticipated increase in DPU (as of 15th Fiscal Period)



(Note 1) Assuming 156,432 units outstanding on December 31, 2013. See "Forecasts for the Fiscal Period Ended December 31, 2013 Announced on August 22, 2013" in offering circular.

(Note 2) Reflects estimates with respect to (i) expensed property-related taxes of ¥71 million for financial periods ending June 30 and December 31, 2014 related to seven properties acquired in 2013 (initial property-related taxes with respect to such properties were capitalized rather than expensed in fiscal periods ended June 30 and December 31, 2013); (ii) an increase of ¥51 million attributable to additional interest rate swap arrangements to fix borrowings subject to variable interest rates; and (iii) a ¥38 million increase in net operating income due to completion of IIF Kawasaki Science Center (to be developed). We expect to commence expensing of property-related taxes in connection with the eight properties to be acquired in connection with the offerings in the fiscal periods commencing January 1, 2015 and thereafter.

(Note 3) Assuming 165,532 units outstanding on December 31, 2014 (with over-allotment options exercised in full). See "Forecasts for the Fiscal Periods Ending June 30, 2014 and December 31, 2014 Announced on January 15, 2014" in offering circular.

Offering
Highlight

1

Steady growth by providing strategic CRE solution proposals

Offering
Highlight

2

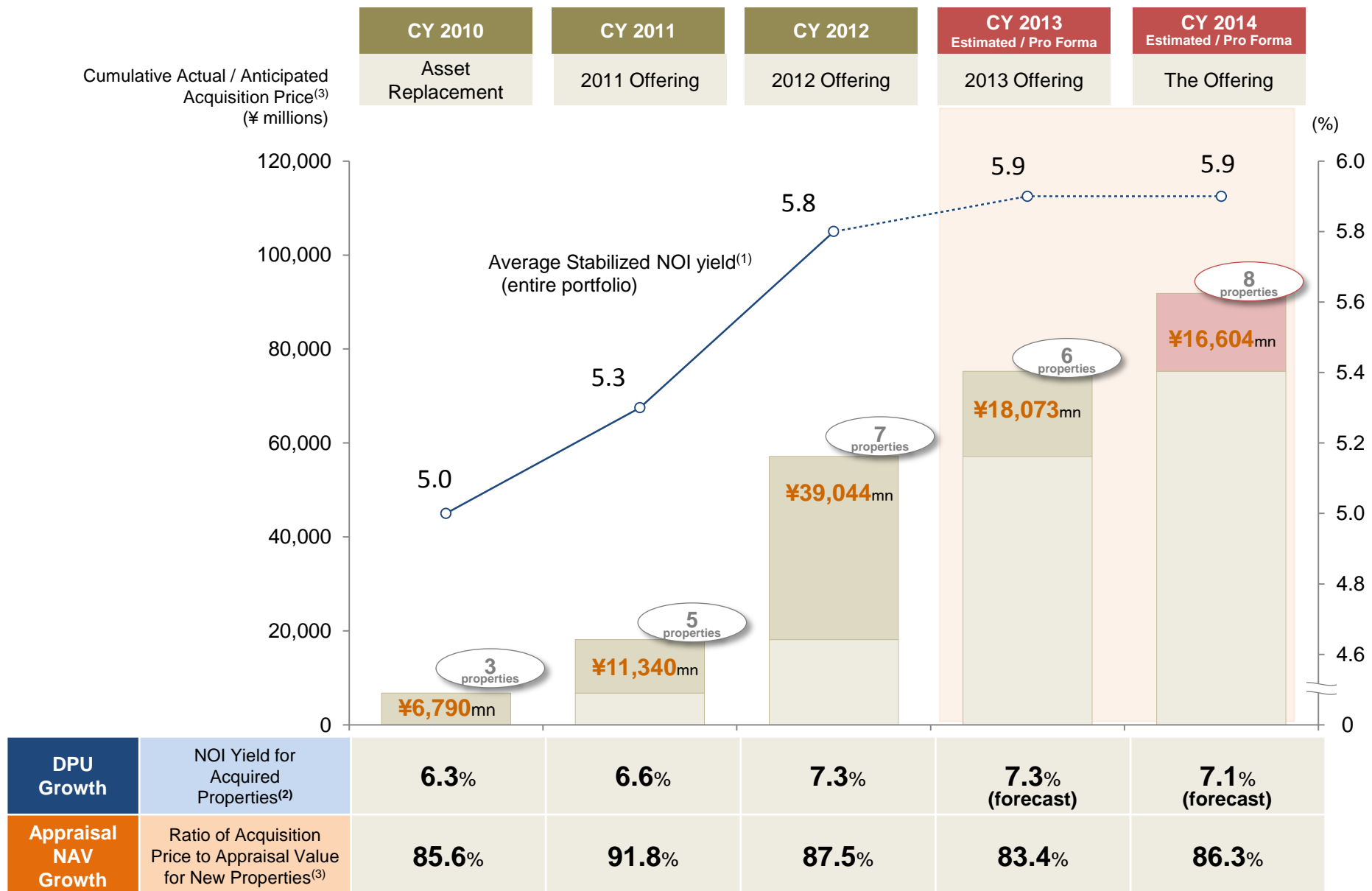
Further enhance the long-term income stability of our portfolio

Offering
Highlight

3

Pursuit of long-term unitholders' value

External growth driven by CRE solution proposals to achieve steady growth of DPU and appraisal NAV per Unit



(Note 1) Average stabilized NOI yields are presented before depreciation. For further details, see P58 of this presentation, note 1.

(Note 2) Historical stabilized NOI for CY2010–2013 (at time of acquisition) and stabilized forecasts NOI for CY2014

(Note 3) Historical average ratio of acquisition price to appraisal value for CY2010–2013 (at time of acquisition)

(Note 4) Historical acquisition price for CY2010–2013; anticipated acquisition price for anticipated acquisitions for CY2014











Mitsubishi Corp. - UBS Realty Inc.




Industrial & Infrastructure Fund
Investment Corporation

Acquisitions Promoting Enhanced NOI Yield and Positive Acquisition/Appraisal Price Differential

			CRE Solution Strategy			Enhanced NOI Yield	Acquisition Price below Appraisal Value ⁽¹⁾		
Property (Anticipated Acquisitions)			Seller/Transaction Counterparty	Type of CRE Solution	Acquisition Process	Stabilized Forecast NOI Yield ⁽²⁾	Anticipated Acquisition Price (¥ million) (A)	Appraisal Value (¥ million) (B)	Difference (¥ million) ((A) / (B))
Logistics Facilities	IIF Misato Logistics Center		SPC	Cash Needs	1-on-1 Negotiation	6.5%	3,550	4,220	+670 (84.1%)
	IIF Hiroshima Logistics Center		PRE Land: Hiroshima Prefecture Building: Muroo Co., Ltd	Municipal Financing and Asset Consolidation Investment Needs Off-balance sheet financing and development	1-on-1 Negotiation	6.5%	3,540	3,890	+350 (91.0%)
	IIF Iruma Logistics Center		SPC	Cash Needs	1-on-1 Negotiation	6.6%	3,184	3,590	+406 (88.7%)
	IIF Tosu Logistics Center		SPC	Cash Needs Investment Needs	1-on-1 Negotiation	6.6%	1,570	1,740	+170 (90.2%)
	IIF Narashino Logistics Center II (building with leasehold interest)		SPC	Financing and Redevelopment of Existing Logistics Facility	1-on-1 Negotiation	10.9%	1,200	1,410	+210 (85.1%)
	IIF Inzai Logistics Center		SPC	Cash Needs	1-on-1 Negotiation	7.0%	1,060	1,140	+80 (93.0%)
	IIF Morioka Logistics Center		SPC	Cash Needs	1-on-1 Negotiation	12.2%	600	1,080	+480 (55.6%)
Port Infrastructure	IIF Nagoya Port Tank Terminal (land with leasehold interest)		Chemical Logitech Co., Ltd.	Investment Needs Cash Needs for new investment	1-on-1 Negotiation	6.6%	1,900	2,180	+280 (87.2%)
Total / Average						7.1% (weighted average based on annual rental revenues)	16,604	19,250	+2,646 (86.3%)

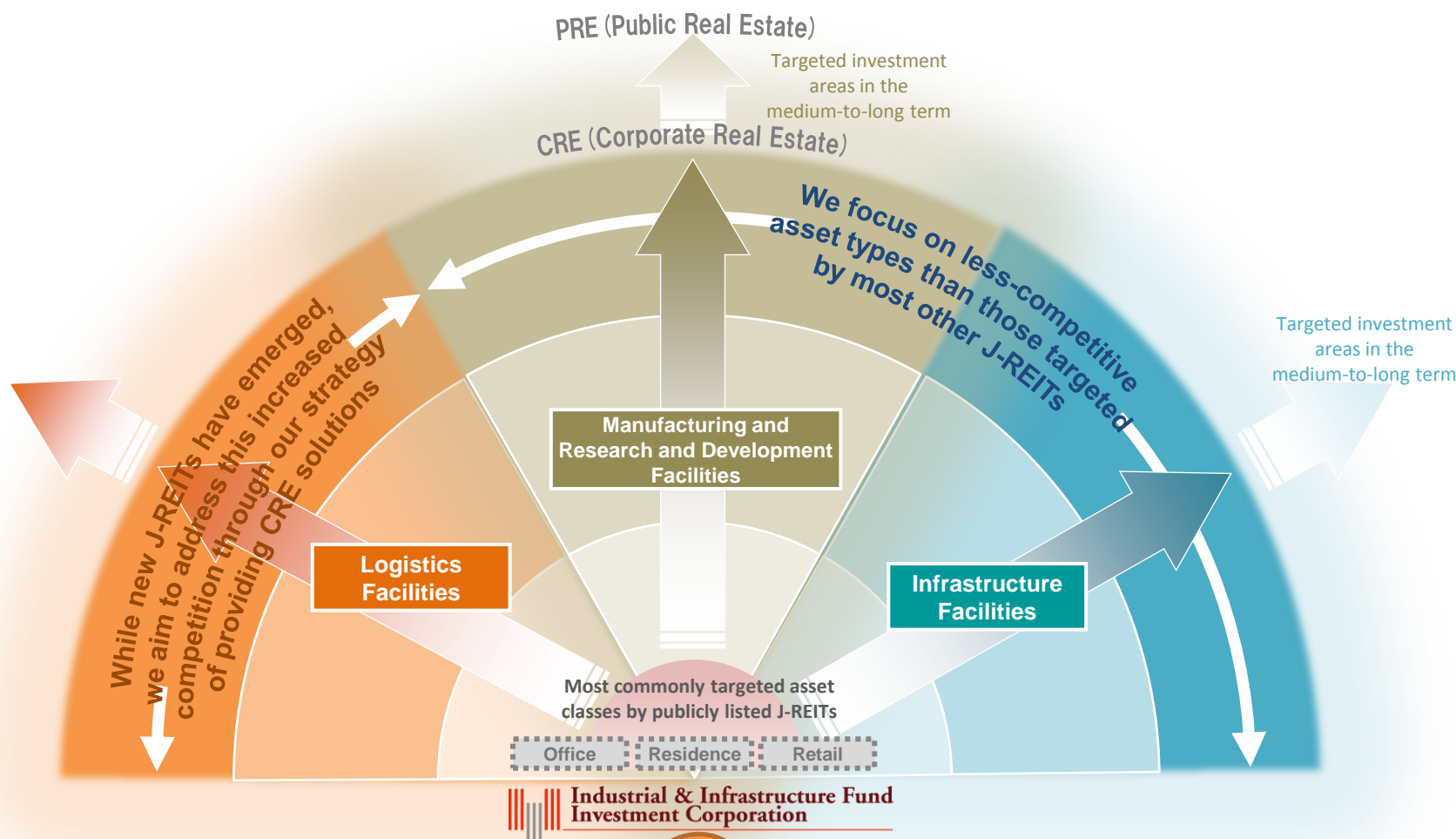
<Reference: Potential Future Pipeline>
Property with Preferential Purchase Rights⁽³⁾

Property			Ownership	Type of CRE Solution	Description of the Preferential Purchase Rights
Logistics Facilities	Kyo-tanabe Logistics Center		SBS Logi Fund 1 (51%*) / SBS Holdings (49%) *IIF holds 1.25% of the equity interest in the trust beneficiary right via an anonymous association	Investment Needs Cash Needs for new investment	<ul style="list-style-type: none"> Acquisition of minority interest in tokumei kumiai (TK) through CRE proposal to SBS Holdings for ¥ 10 mil. SBS Logi Fund 1 holds the preferential purchase rights for the remaining 49% interest IIF holds preferential rights over SBS Logi Fund 1

(Note 1) Based on most recent appraisal reports. Appraisal values are inherently speculative and subject to various assumptions, estimations and judgments. An acquisition price of a property that is lower than its appraisal value does not imply that we may be able to capture the difference between the acquisition price and appraisal value upon its disposition.

(Note 2) Stabilized forecast for CY2014

(Note 3) Please note that IIF has obtained preferential purchase rights with respect to the property. No decision has been made with respect to acquisition, and IIF cannot assure that it will be able to acquire the property in the future.



Status

- The only listed J-REIT with a broad focus on investing in both industrial and infrastructure properties
- Stable relationships with tenants from long-term leases
- Enhanced credibility as a J-REIT co-sponsored by Mitsubishi Corporation

Our Strengths

CRE Proposals

- Customized solutions to meet CRE and PRE needs
- First-mover advantage with an established track record, expertise and network
- Reputational and market momentum due to accumulated expertise that facilitates additional transactions

Example (1) Investment in new asset types

Track record of acquiring various asset types



Technology Center

Manufacturing and Research & Development

IIF Totsuka Technology Center
(land with leasehold interest)



Data Center

Infrastructure

IIF Shinagawa Data Center



Science Center

Manufacturing and Research & Development

IIF Kawasaki Science Center
(to be developed)

Unlock investment opportunities by providing CRE solutions to reputable companies in various industry sectors

Leveraging our experience and knowledge

New achievement in this offering

Further diversification of asset types

New asset type

Tank Terminal

Achievement 1: Port infrastructure



IIF Nagoya Port Tank Terminal
(land with leasehold interest)

Aim to invest in new asset types

Example (2) Hybrid PRE/CRE solutions

Track record of CRE solutions for various client needs




Logistics

IIF Kobe Logistics Center

PRE

PRE solution to meet municipal asset divestment needs



Manufacturing and Research & Development

IIF Kawasaki Science Center (to be developed)

Off-balance sheet development

CRE solution to meet property development needs

Leveraging our experience and knowledge

New achievement in this offering

Creating PRE/CRE hybrid solutions

Hybrid PRE/CRE solution

PRE

+

Off-balance sheet development

Achievement 2: PRE



IIF Hiroshima Logistics Center

Aim to address further CRE and PRE client needs

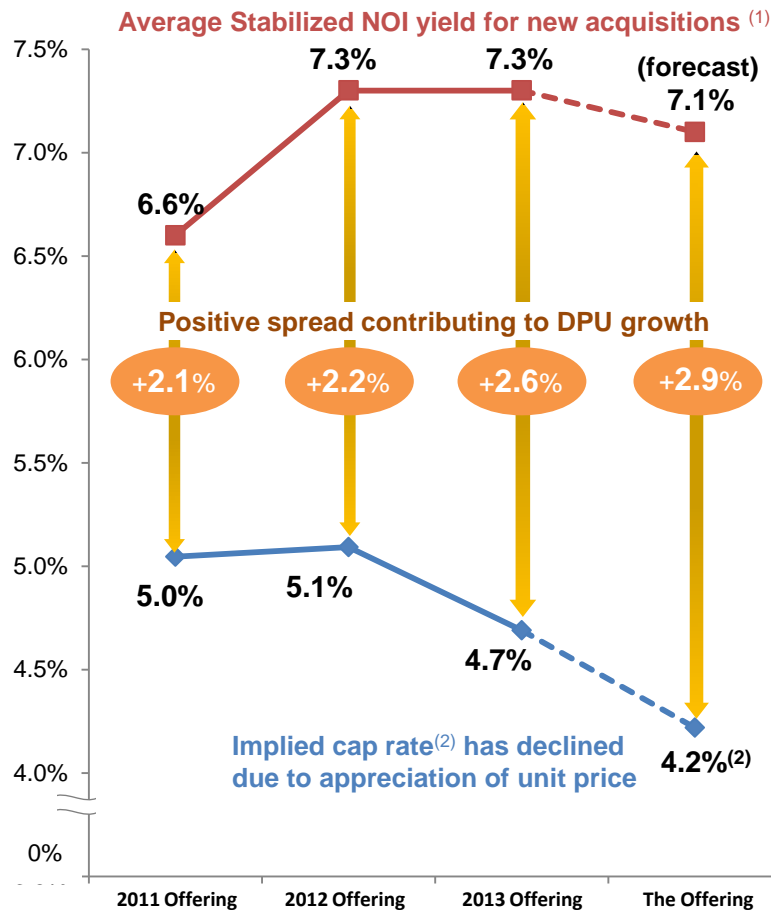
CRE Needs	Jan – Dec 2010	Jan – Dec 2011	Jan – Dec 2012	Jan – Dec 2013	(Anticipated Acquisitions)	Potential Future Pipeline ⁽¹⁾
New investments and developments in core businesses	<p>CRE needs shifting with economic trends</p>			<p>IIF Kawasaki Science Center (to be developed)</p> <p>Manufacturing and Research and Development</p>	<p>IIF Hiroshima Logistics Center</p> <p>Logistics</p> <p>IIF Nagoya Port Tank Terminal (land with leasehold interest)</p> <p>Infrastructure</p> <p>IIF Narashino Logistics Center II (building with leasehold interest)</p> <p>Logistics</p>	<p><preferential purchase right> Kyo-tanabe Logistics Center</p> <p>Logistics</p>
Increase capital efficiency of core businesses			<p>IIF Zama IT Solution Center</p> <p>Infrastructure</p>	<p>IIF Kobe Logistics Center</p> <p>Logistics</p> <p>IIF Osaka Nanko IT Solution Center</p> <p>Infrastructure</p>	<p>Achievement 3: New Investment Needs</p> <p>Increasing financing needs for new investments based on outlooks for economic recovery</p>	
Divestment of non-core assets	<p>Increased needs to divest non-core assets and realize profits due to the global financial crisis</p>	<p>IIF Atsugi Logistics Center II</p> <p>Logistics</p> <p>IIF Nagoya Logistics Center</p> <p>Logistics</p>	<p>IIF Kawaguchi Logistics Center</p> <p>Logistics</p>	<p>IIF Higashi-Osaka Logistics Center</p> <p>Logistics</p>	<p>Increased activity to reinforce core businesses due to gradual economic recovery</p>	
Income Statement Control	<p>IIFTotsuka Technology Center (land)</p> <p>Manufacturing and Research & Development</p>	<p>IIFNarashino Logistics Center II (land)</p> <p>Logistics</p>	<p>IIF Shinagawa Data Center</p> <p>Infrastructure</p>			

(Note 1) Please note that IIF has obtained preferential purchase rights with respect to the property. No decision has been made with respect to acquisition, and IIF cannot assure that it will be able to acquire the property in the future.
 (Note 2) The properties shown above are examples only and do not reflect all of the properties we currently own or expect to acquire in connection with this offering.

Selective approach to acquisition – targeting attractive NOI yield properties below appraisal value

Attractive NOI Yield Properties

Maintaining NOI yield, despite declining cap rates in the real estate market



Targeting Acquisitions below Appraisal Value

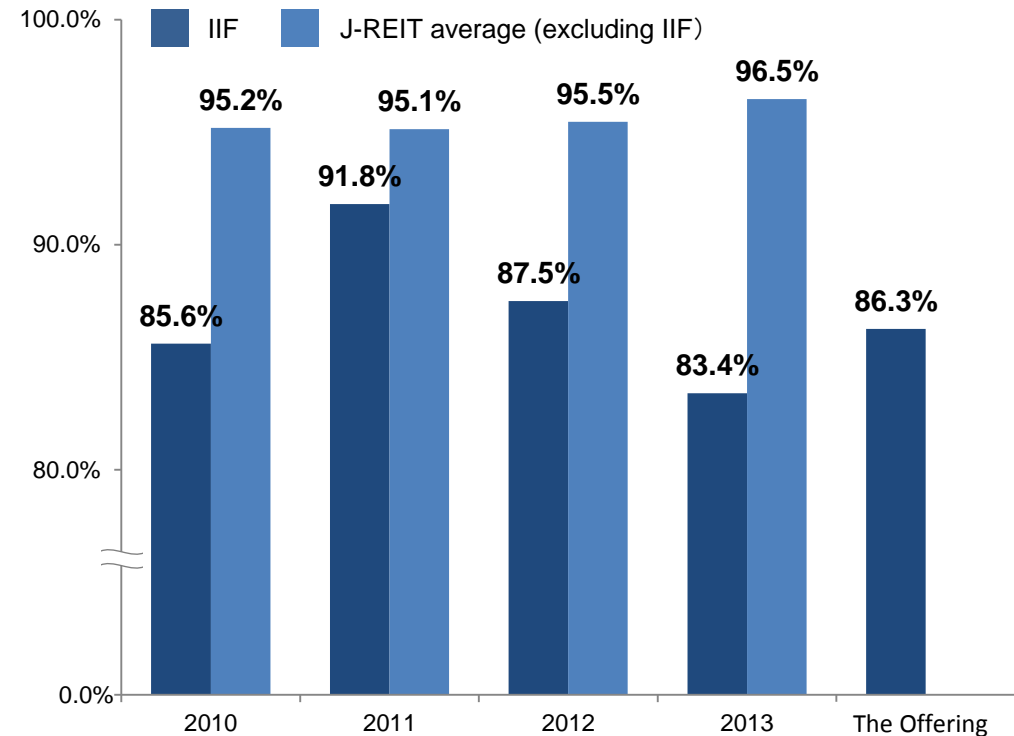
Continued acquisitions from third parties via 1-on-1 negotiations

Ratio of acquisition price to appraisals of IIF ⁽³⁾

86.9%

Ratio of acquisition price to appraisals of other J-REITs excluding IIF ⁽³⁾

95.6%



(Note 1) Historical stabilized NOI Yield for the past offerings

(Note 2) Implied Cap Rate = $\text{NOI} / (\text{Mkt Cap} + \text{Int-bearing Debt} + \text{Deposit-Cash})$ and is shown as of the pricing date of each offering (except for this offering). Market price per unit is an important factor in the calculation of implied cap rates. As a result, implied cap rates may fluctuate significantly during a given period. Implied Cap Rate of this Offering is based on the price as of December 26, 2013.

(Note 3) Average ratio of acquisition price to appraisals of IIF and other listed J-REITs (excluding IIF) is calculated as a simple average of the ratio between acquisition price and appraised value at acquisition for each calendar year (from CY2010 until this offering). Appraisal values for properties acquired by IIF are based on the appraisal reports received in connection with the property acquisitions and do not reflect subsequently received appraisal reports. The average acquisition price to appraisal ratio for other J-REITs has been calculated based on public filings with the Tokyo Stock Exchange by listed J-REITs during the periods shown.



Offering
Highlight

1

Steady growth by providing strategic CRE solution proposals

Offering
Highlight

2

Further enhance the long-term income stability of our portfolio

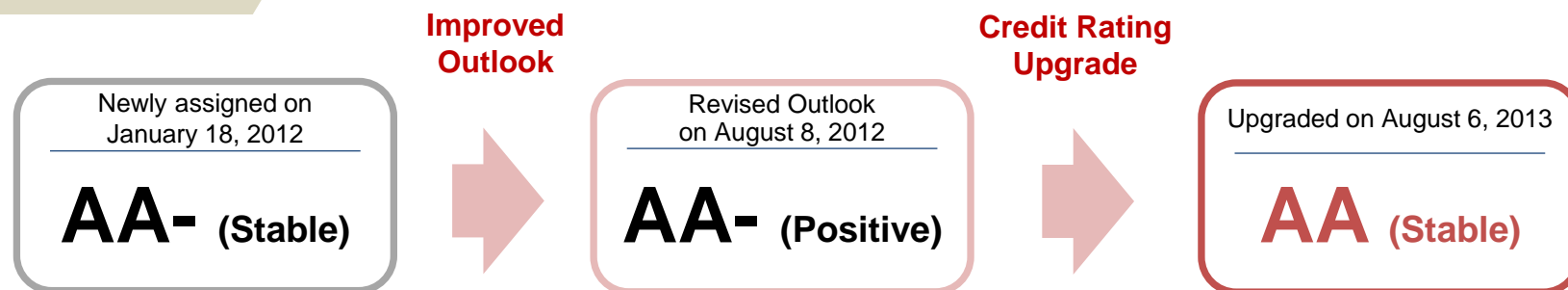
Offering
Highlight

3

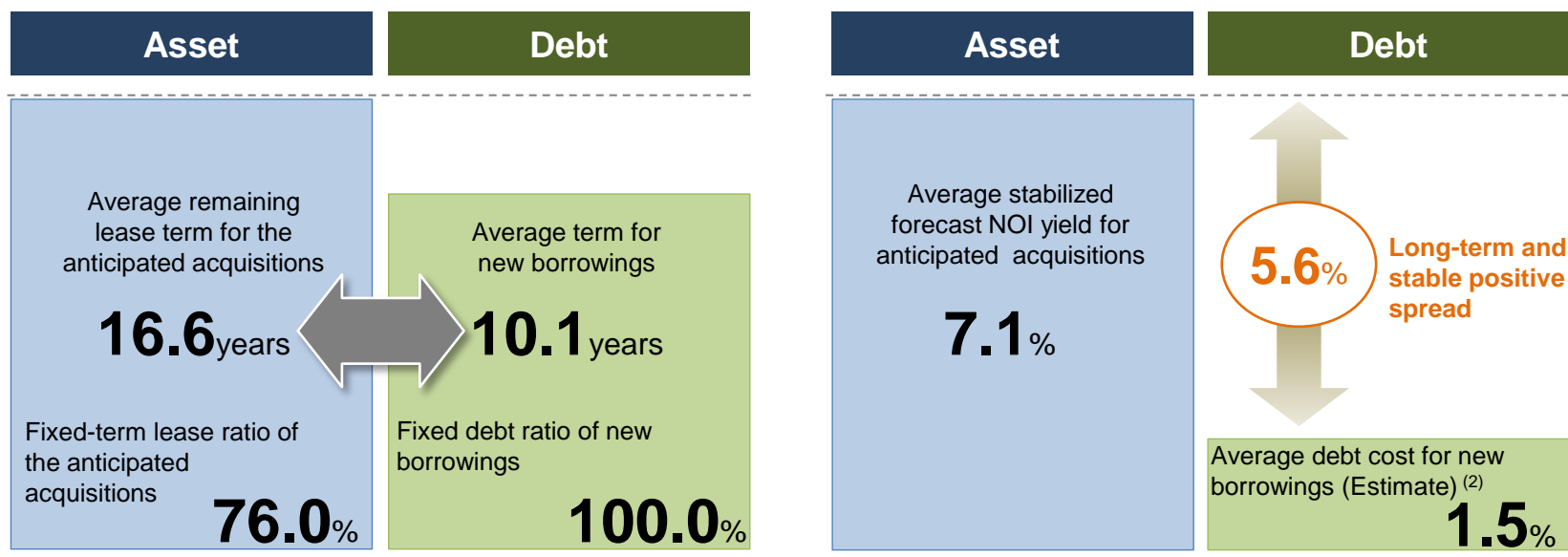
Pursuit of long-term unitholders' value

Enhancing stability through our ALM strategy of matching asset and debt profiles

Long-term issuer rating ⁽¹⁾ (JCR)



ALM Strategy in connection with this offering



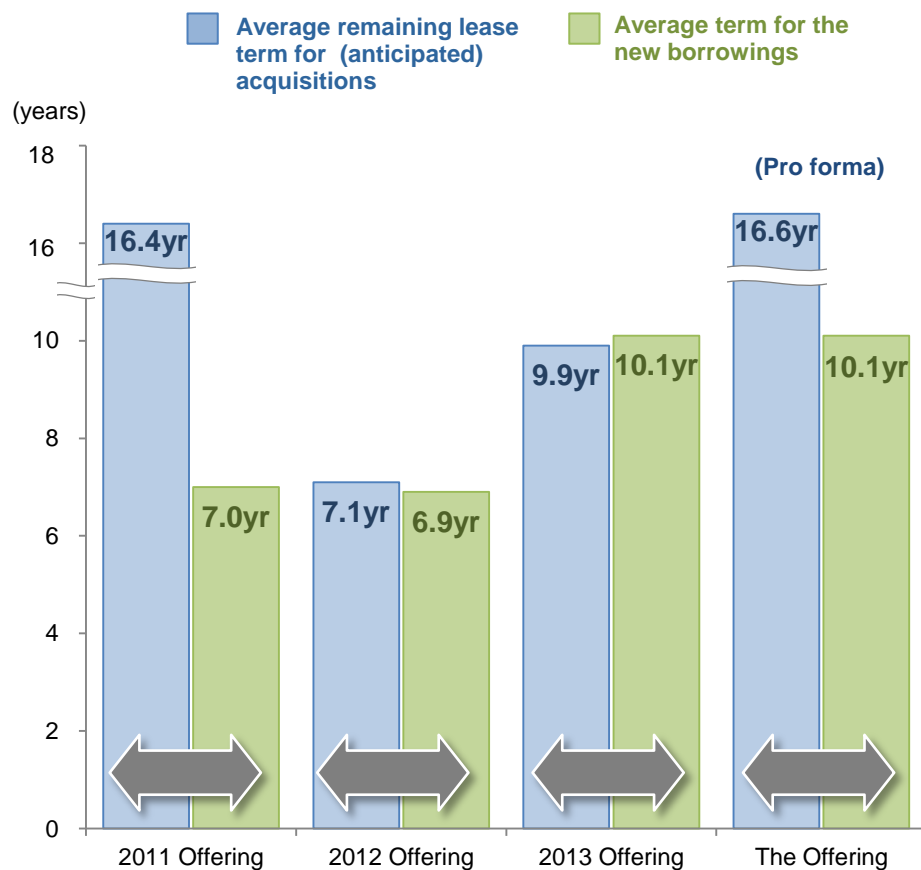
(Note 1) We are currently rated by the Japan Credit Rating Agency, Ltd. for Long-term Issuer Rating and Investment Corporation Rating. These ratings are not assigned to the securities which are being offered in this Offering.

(Note 2) Average debt cost for new borrowings is estimated based on publicly available information regarding interest rates as of December 26, 2013 and the relevant spread pursuant to the long-term borrowing agreements. The actual interest rate for such borrowings may differ materially.

Enhancing stability of dividends through consistent application of our ALM strategy to secure the positive spread between portfolio NOI yield and cost of debt capital

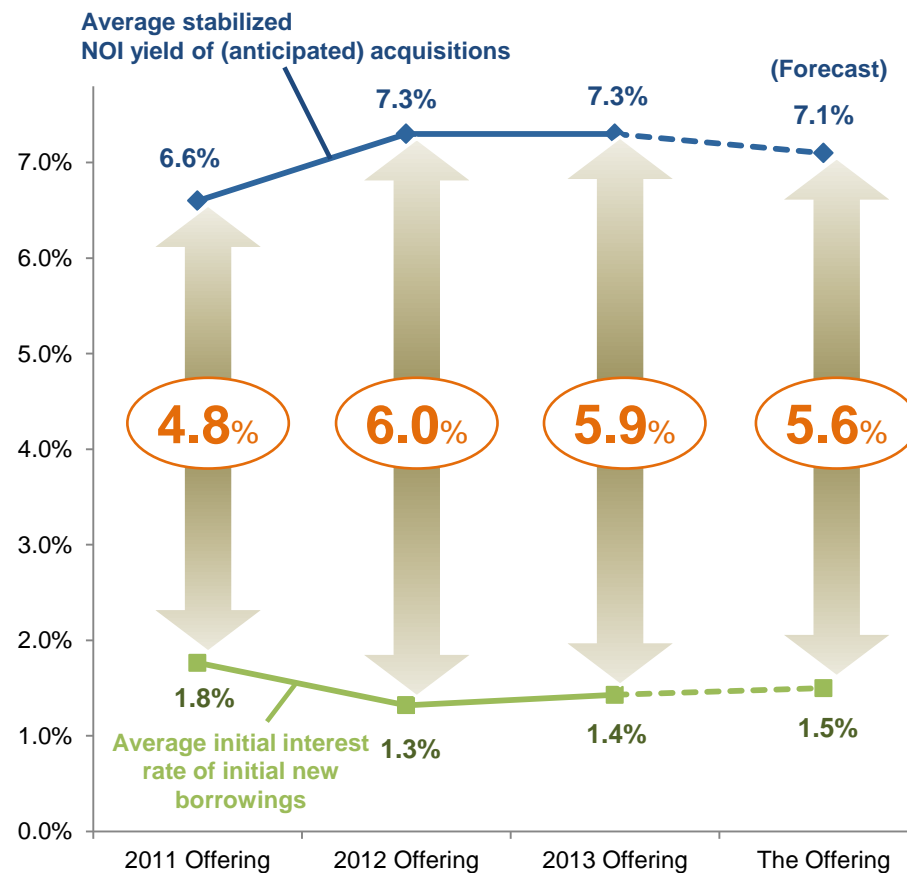
Matching Asset and Debt Profiles (Long-term and Fixed Contracts)

Maturity of leases and borrowings at offerings



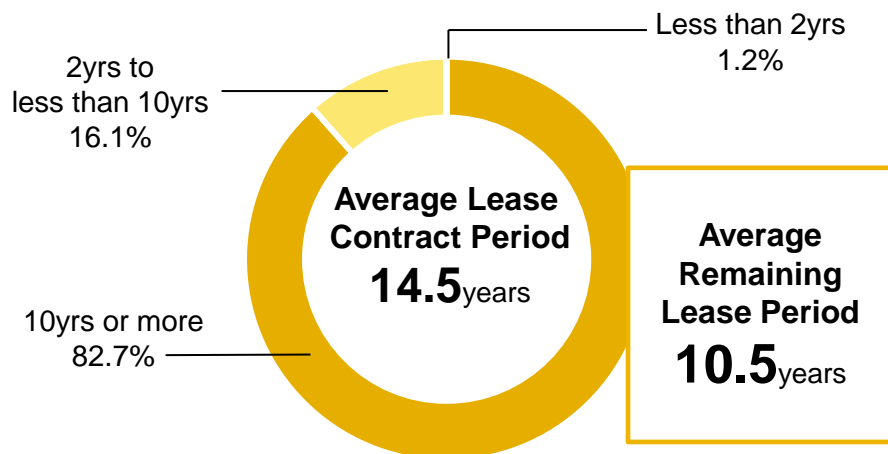
Wide Positive Spread

Spread between property NOI yields and initial interest rate of new borrowings at offerings

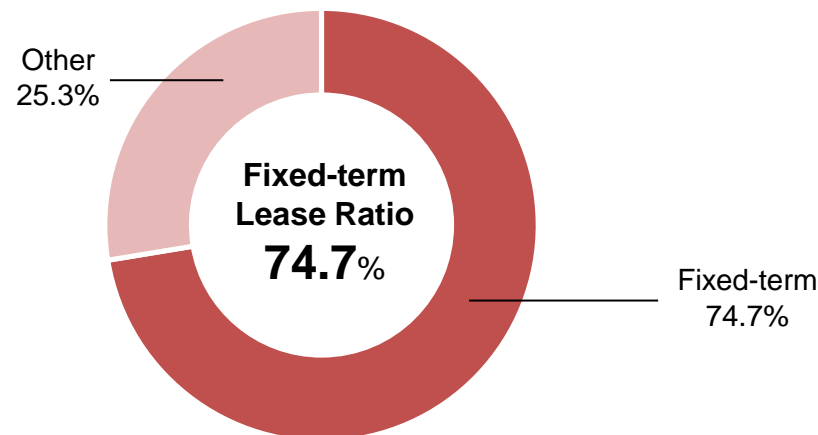


Lease contracts generating long-term stable cash flow

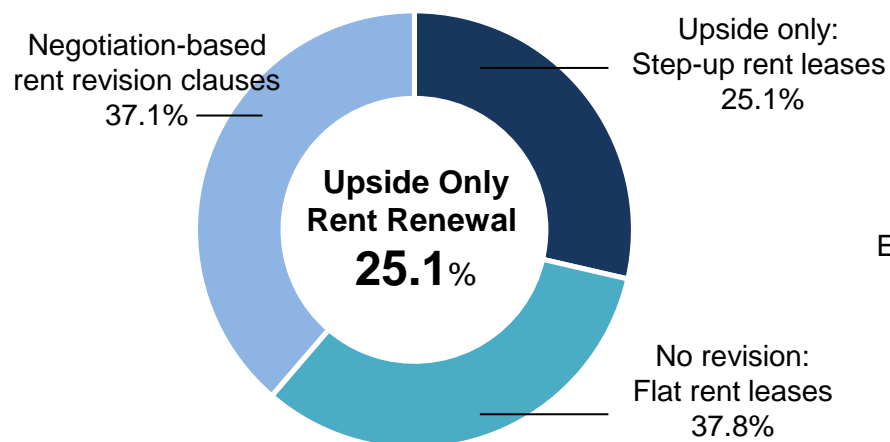
Lease Period (after anticipated acquisitions)⁽¹⁾



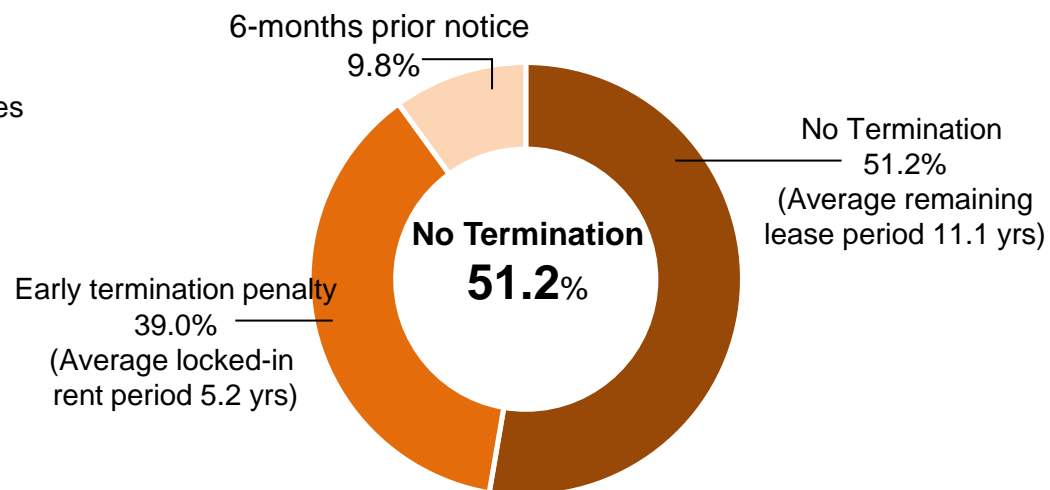
Contract Type (after anticipated acquisitions)⁽¹⁾



Rent Renewal Provision (after anticipated acquisitions)⁽¹⁾



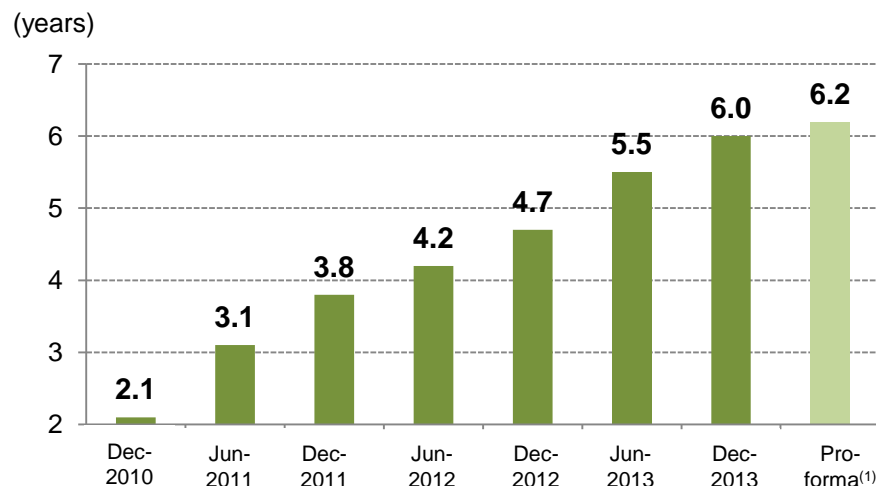
Termination Option (after anticipated acquisitions)⁽¹⁾



(Note 1) Based on annual rent (actual and estimated)

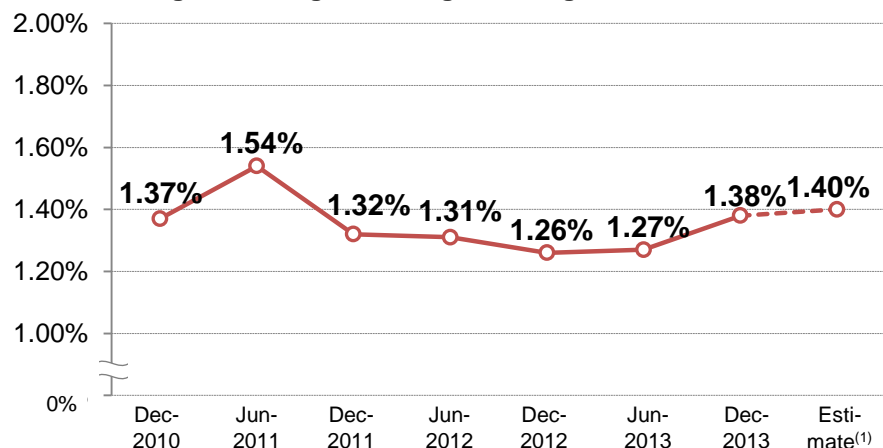
Enhancement of long-term debt finance

Average Remaining Period to Maturity

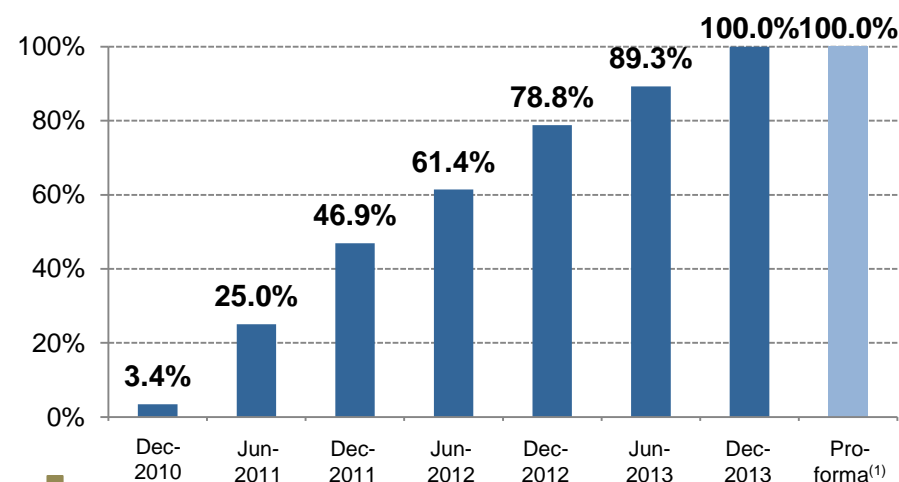


Weighted Average Interest Rate

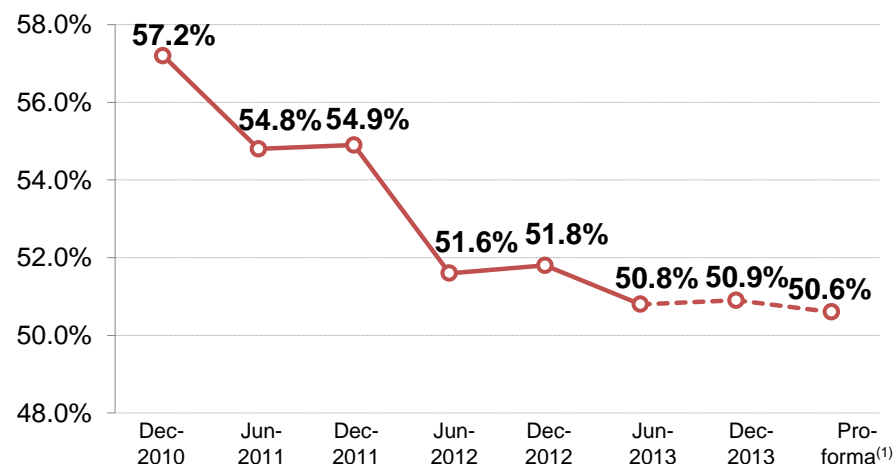
Controlling borrowing cost in light of long-term and fixed rate loan



Fixed Debt Ratio



LTV



(Note 1) We have calculated this as adjusted, pro forma weighted average interest rates based on certain assumptions we have made with respect to interest rates that will be in effect on the date that we enter into the JPY 7,400 million of new long-term loans, shortly after consummation of these offerings. We have made such estimates based on publicly available information regarding interest rates as of December 26, 2013 and the relevant spread pursuant to the long-term borrowing agreements. The weight average interest rate takes into consideration anticipated interest rate swaps. The LTV ratio as of December 31, 2013 and other figures adjusted to give effect to the anticipated acquisition of eight additional properties are our estimates which are calculated based on our assumptions as of the date of this document and our actual figures may differ from this pro forma figure.

Offering
Highlight

1

Steady growth by providing strategic CRE solution proposals

Offering
Highlight

2

Further enhance the long-term income stability of our portfolio

Offering
Highlight

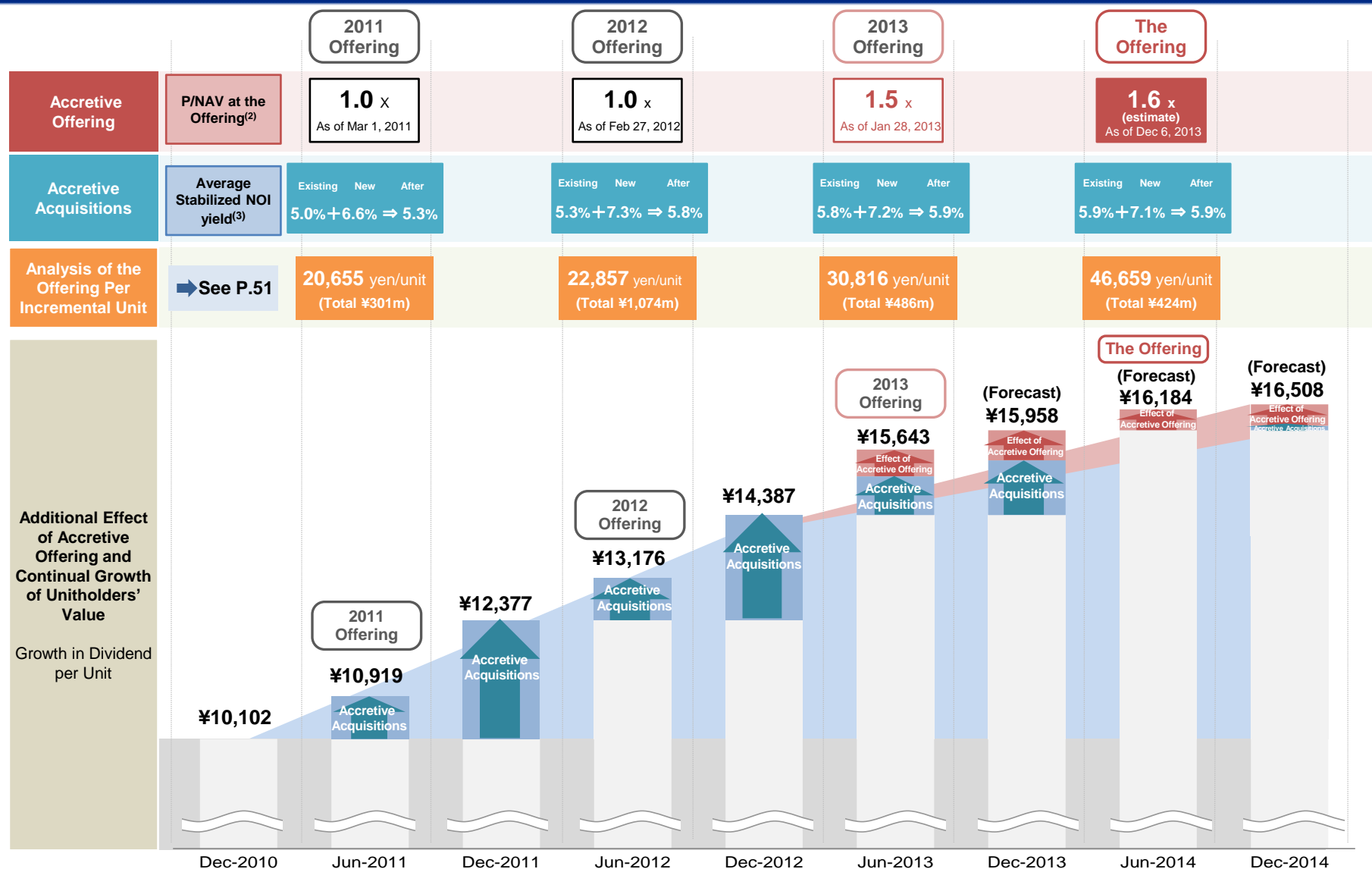
3

Pursuit of long-term unitholders' value

Accretive Offering⁽¹⁾

Growth of Unitholders' Value

Further growth through accretive offerings and DPU growth



(Note 1) Accretive offerings refer to offerings where we issue units at an expected offer price per unit that is higher than appraisal NAV per unit. Investors purchasing units in this and other accretive offerings will pay a higher price per unit than post-offering appraisal NAV per unit and will as a result experience immediate dilution in terms of net asset value and appraisal NAV. There can be no assurance that this offering or subsequent accretive offerings will result in long-term DPU and appraisal NAV growth.

(Note 2) Market Price/Appraisal NAV (as of pricing date of offerings except for this offering)

(Note 3) For fiscal periods ended Dec. 2010 to June 2013, average NOI yields are historical, stabilized NOI yields. For fiscal periods ended or ending after Dec. 2013, we have used stabilized forecast NOI yield.

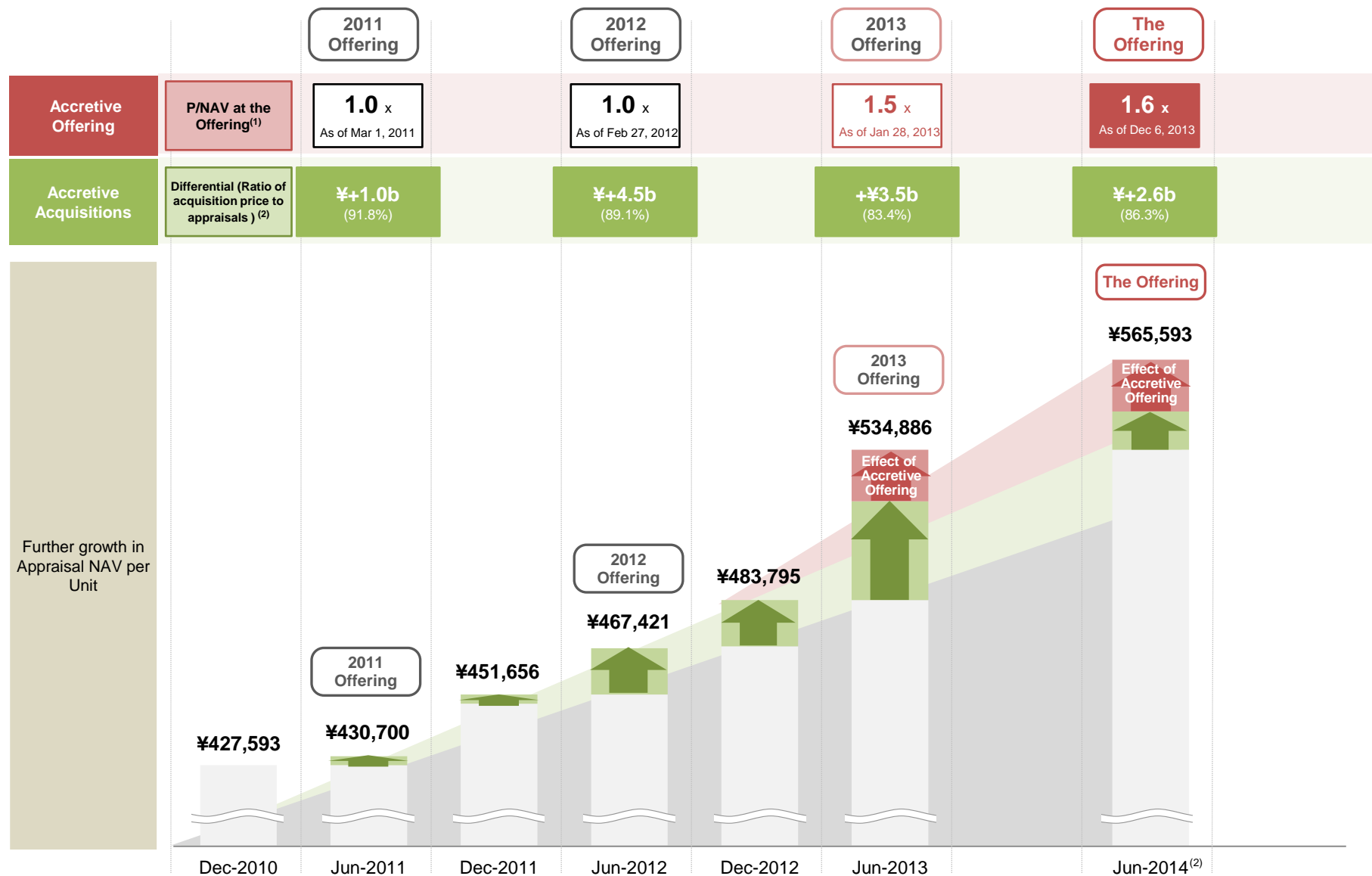
(Note 4) The above analysis of the offering per incremental unit is for illustrative purposes only and does not purport to show the actual or expected gain on investment or increase in future distributions for unitholders in connection with this offering and previous offerings. Furthermore, there can be no assurance that IIF will be able to enhance profitability or increase distributions in the future. See "Risk Factors".



Mitsubishi Corp. - UBS Realty Inc.



Industrial & Infrastructure Fund
Investment Corporation



(Note 1) Market Price/Appraisal NAV (as of pricing date of offerings except for this offering)

(Note 2) Average ratio of actual/anticipated acquisition price to aggregate appraisal value for new properties acquired in connection with each offering as indicated in the appraisal reports obtained in connection with each offering.

(Note 3) As adjusted for the offering and the anticipated acquisitions.

(Note 4) Appraisal values are inherently speculative and subject to various assumptions, estimations and judgments. An acquisition price of a property that is lower than its appraisal value does not imply that we may be able to capture the difference between the acquisition price and appraisal value upon its disposition.

Anticipated Acquisitions



IIF Nagoya Port Tank Terminal *(land with leasehold interest)*Anticipated
Acquisition Price
JPY **1.90** billionStabilized Forecast
NOI Yield⁽¹⁾
6.6 %Acquisition
Highlights1-on-1
Negotiation

CRE

- First acquisition of land for major port terminal among J-REITs
- Capitalized on seller's need for new investment financing
- Acquisition of asset via 1-on-1 negotiation
- Expected tenant stability given that location is tenant's primary business location backed by 50 year lease term

Tenant

Chemical
Logitec(Wholly-owned
subsidiary of
ITOCHU Corp.)Remaining
Lease Term⁽²⁾

49 yrs. 9 mos.

Early Termination⁽³⁾

No (first 8 years)

Rent Revision⁽³⁾
No (first 10 years)

Our Proposed CRE Solution

- Capitalized on Chemical Logitec's need to leverage the underlying land of its chemical tank terminal by providing a strategic CRE solution to parent, ITOCHU Corporation

Seller

Chemical Logitec
(wholly-owned subsidiary of
ITOCHU Corp.)Need for new
investment financingNeed for
long-term leaseCapitalized on financing needs
via land acquisition proposalIndustrial & Infrastructure Fund
Investment Corporation

Overview of Chemical Tank Terminal Functions



(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease as of March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term. In terms of "Rent Revision", see Note 4 of P31.

IIF Nagoya Port Tank Terminal *(land with leasehold interest)* (cont.)

Long-term Usability Long-term use by current tenant expected

- Sole tank terminal operated by Chemical Logitec
- 50-year fixed-term land lease provides long-term stability
- Significant facility for the surrounding area, with the first independent chemical analysis organization in Nagoya located within the terminal

Versatility

Versatile real estate asset

- Located in the Port of Nagoya, the largest domestic intermediary hub for liquid cargo arriving via ship
- State-of-the-art equipment for storing various chemicals
- Extra capacity available for installation of additional tanks if required

Competitive location in the Port of Nagoya where numerous tank terminals operate

- A unique area that is strategically located for the tank terminal business – which serves as an intermediary for the distribution of liquid chemicals crucial for the manufacture of many products – with numerous tank terminals in the vicinity



High-end specification⁽¹⁾

- Dock capable of berthing coastal and international shipping tankers simultaneously
- 33 storage tanks of which 60% are specialized anti-corrosive tanks

State-of-the-art anti-corrosive tanks⁽¹⁾



(Note 1) All facilities and equipment such as tanks are tenant-owned assets and not owned by IIF.

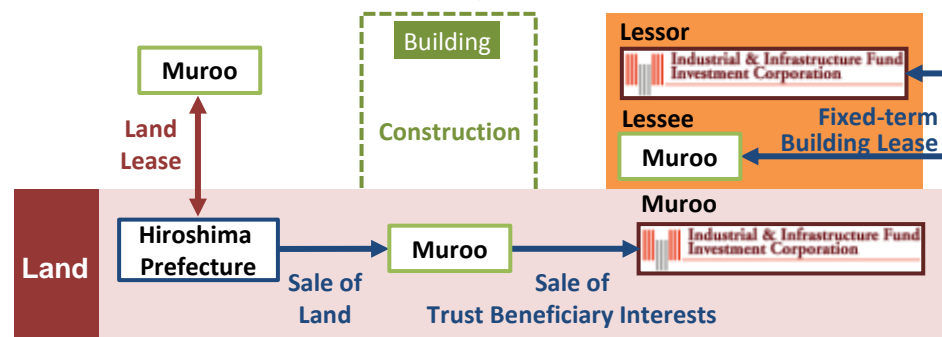
Anticipated
Acquisition Price
JPY **3.54** billion

Stabilized Forecast
NOI Yield⁽¹⁾
6.5 %



Transaction structure overview

- Hybrid PRE/CRE solution addresses the asset divestment needs of Hiroshima prefecture (PRE) and Muroo's need to develop a new distribution center off-balance sheet (CRE)
- One of the largest distribution centers operated by Muroo, which handles refrigerated goods for cargo owners
- Acquired asset via 1-on-1 negotiations



(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term. In terms of "Rent Revision", see Note 4 of P31.

Acquisition Highlights

1-on-1
Negotiation

PRE + CRE

SPC Bridge
Acquisition

- Transaction made possible by a hybrid PRE/CRE solution
- Key distribution hub for major refrigerated cargo carrier "Muroo"
- 15-year fixed-term lease provides long-term stability

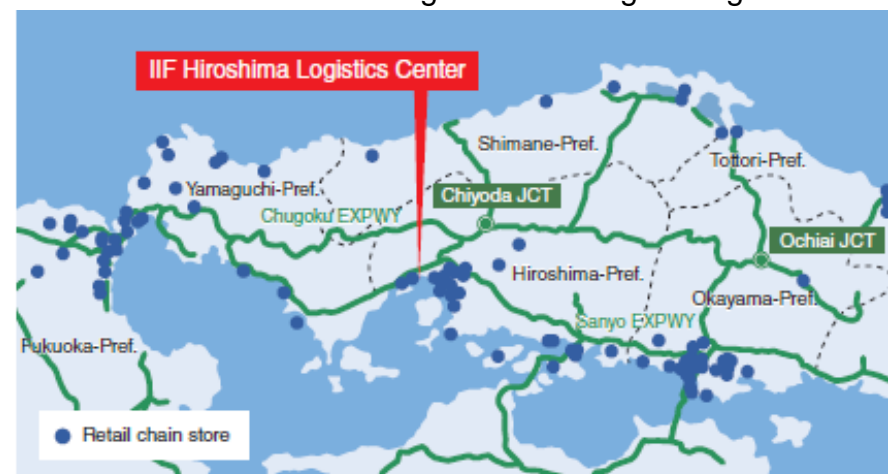
Tenant
Muroo Co.,
Ltd.

Remaining
Lease Term⁽²⁾
14 yrs. 9 mos.

Early Termination⁽³⁾
No
Rent Revision⁽³⁾
No

Delivery locations accessible from the Property

- Convenient access throughout the Chugoku region



IIF Hiroshima Logistics Center (cont.)

Long-term Usability

Long-term use by current tenant expected

- A large and critical distribution hub for major refrigerated cargo carrier Muroo, developed to consolidate its operations
- Equipped with tenant-owned assets such as food-processing and packaging equipment and various temperature controlled areas
- 15-year fixed-term lease provides long-term stability

Versatility

Versatile real estate asset

- Access to major expressways enables coverage of a wide delivery area coverage
- Location allows for 24-hour a day operations and proximity to skilled work force
- High-end specifications facilities enabling many storage, sorting, and processing functions

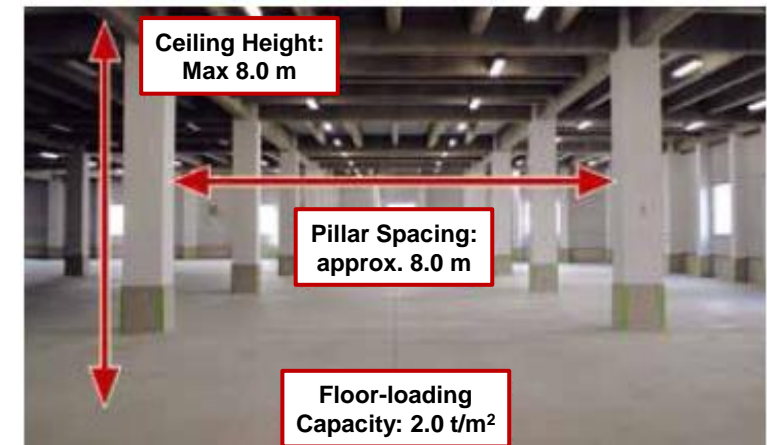
Favorable operating environment in an ideal location for logistics facilities with numerous industrial properties in the vicinity and convenient access to urban areas

- Located in the Itsukaichi port area, which is a historically vibrant logistics district



Versatile warehouse layout

- Highly versatile as a distribution center, capable of handling packaging and sorting functions in addition to storage



Truck berths with dock shelters enabling climate-control and all-weather operations



IIF Misato Logistics Center

Anticipated
Acquisition Price
JPY **3.55** billionStabilized Forecast
NOI Yield⁽¹⁾
6.5 %Acquisition
Highlights1-on-1
NegotiationSPC Bridge
Acquisition

- Versatile facility with high specifications located in Misato area, a prime location for assets to Tokyo metropolitan area
- Acquisition via 1-on-1 negotiations by identifying the divestment needs of the seller
- Flagship warehouse for the end-user tenant, a major warehouse company

Tenant
TakuyouRemaining
Lease Term⁽²⁾
8 yrs.Early Termination⁽³⁾
No
Rent Revision⁽³⁾
Yes

Rooftop lease agreement for solar panels installation

- Entered into a 20-year rooftop lease agreement with Keiyo Gas affiliate (preparing to commence operations)



Prime location for logistics in the Misato area (Saitama pref.)



(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term. In terms of "Rent Revision", see Note 4 of P31.

IIF Misato Logistics Center (cont.)

Long-term Usability

Long-term use by current tenant expected

- Flagship warehouse for the end-user tenant, a major warehouse company
- Geographic advantage as a distribution center delivering daily commodities to central Tokyo
- 15-year term lease provides long-term stability

Versatility

Versatile real estate asset

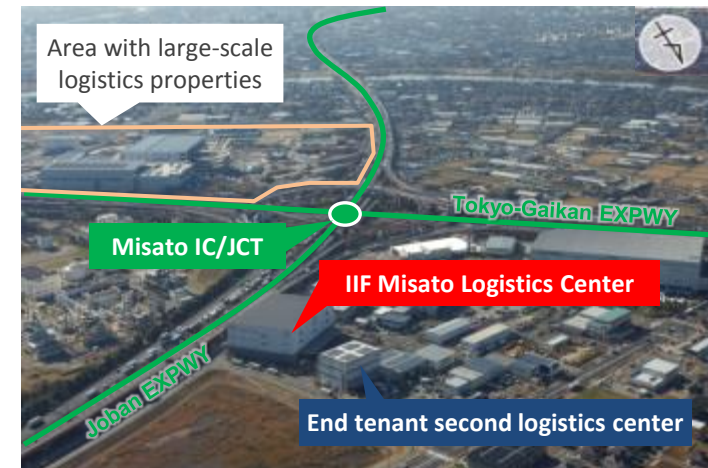
- Prime logistics area with favorable access to the entire Tokyo metropolitan area
- Location allows for 24-hour a day operations and proximity to skilled workforce
- Versatile facility with highly competitive specifications

Solid storage capabilities including floor-loading capacity, ceiling height and pillar spacing

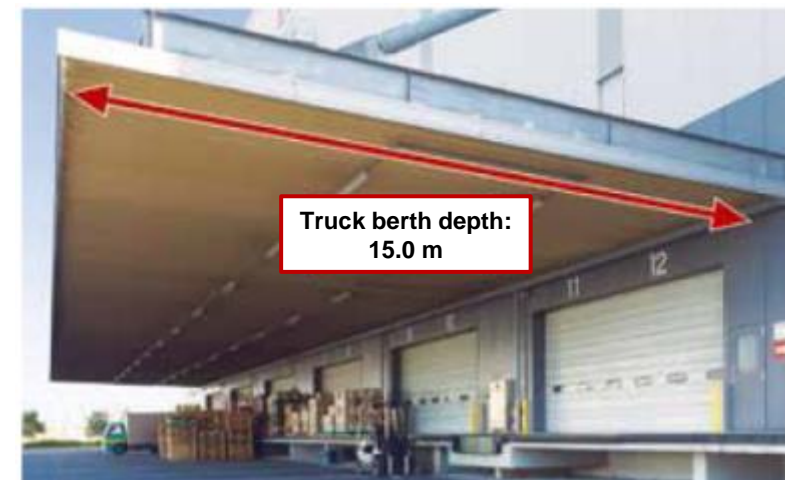


Numerous large-scale logistics property developments in the vicinity of the Misato Junction

- Favorable location with convenient access to the Tokyo metropolitan area and other major cities via expressways



Truck berths enable operations in inclement weather



IIF Iruma Logistics Center

Anticipated
Acquisition Price
JPY **3.18** billionStabilized Forecast
NOI Yield⁽¹⁾
6.6 %

One of five key distribution hubs for Daiichi Freight System



(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term. In terms of "Rent Revision", see Note 4 of P31.

Acquisition
Highlights1-on-1
NegotiationSPC Bridge
Acquisition

- Acquisition via 1-on-1 negotiations by identifying the divestment needs of the seller
- Key distribution hub on the main route connecting the Tokyo metropolitan area with the Tohoku region
- Favorable location allows for 24-hour a day operations

Tenant

Daiichi
Freight
SystemRemaining
Lease Term⁽²⁾

26 yrs. 10 mos.

Early Termination⁽³⁾

No (first 10 years)

Rent Revision⁽³⁾

No in principle (first 20 years)

Favorable location for LTL (Less-Than-Truckload) cargo carriers

- Numerous small LTL transport companies, all of which are potential customers, have distribution centers in the vicinity due to its proximity to major consumption areas



IIF Iruma Logistics Center (cont.)

Long-term Usability

Long-term use by current tenant expected

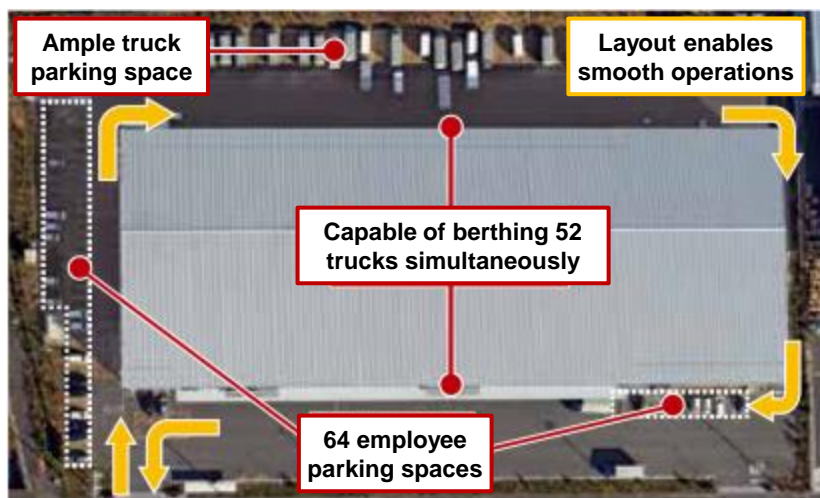
- Key distribution hub on the main route connecting the Tokyo metropolitan area and the Tohoku region utilized by Daiichi Freight System, a major LTL transport company
- 30-year fixed-term lease provides long-term stability

Versatility

Versatile real estate asset

- Prime logistics area with convenient access to expressways and national routes
- Location allows for 24-hour a day operations and a steady supply of labor
- High-end specifications, customizable for LTL cargo carriers

Truck berths design allows efficient operations

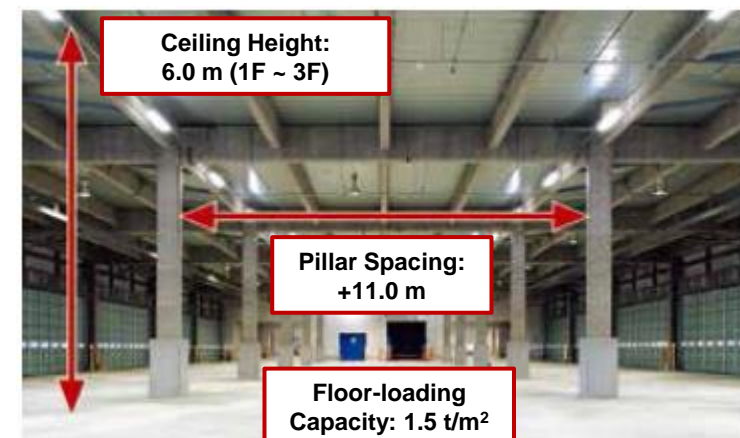


Large delivery area accessible via the Property

- Access to key expressways enables a wide coverage area including western Tokyo and southwestern Saitama



Versatile distribution center specifications



IIF Narashino Logistics Center II *(building with leasehold interest)*Anticipated
Acquisition Price
JPY **1.20** billionStabilized Forecast
NOI Yield⁽¹⁾
10.9 %

Property Layout

Acquisition
Highlights1-on-1
Negotiation

CRE

- Acquisition enabled by changes in the logistics strategy of Sapporo Breweries
- New 15-year fixed-term lease executed through CRE proposal
- Redevelopment option to capture future CRE opportunity

Tenant
Sapporo
BreweriesRemaining
Lease Term⁽²⁾

14 yrs. 10 mos.

Early Termination⁽³⁾No in principle
(first 10 years)Rent Revision⁽⁴⁾
NoSeller (of Building)
SPC
Divestment needs
(fund maturity)Met the Seller's
divestment requirementsProvided redevelopment option
and long-term stability via ownership by IIFTenant
Sapporo Breweries
Development needs
Ownership needs

Redevelopment Option

- Redevelopment option can be exercised on the condition that Building A and B are leased to new tenants (Sapporo Breweries to remain in Building D)
- If the option is exercised, we will sell Building C to Kajima Lease, which will then demolish and reconstruct
- Once construction begins, we will receive ground rent from Kajima Lease with respect to the redevelopment area
- Profitability may increase when rent with respect to Buildings A, B and D and ground rent from Kajima Lease are obtained

(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term, with an (*) indicating a termination right under limited and exceptional circumstances, which may include material adverse changes affecting the tenant.

(Note 4) "Rent Revision" provisions indicated above generally refer to negotiation - based rent clauses which provide that rent revisions are generally subject to negotiation between parties to the lease, which may be initiated by the tenant at specified times (i.e., after a number of years (e.g., 3 years)).

(Note 5) Construction of new logistics facility and redevelopment of building is subject to the exercise of the redevelopment option.

IIF Narashino Logistics Center II *(building with leasehold interest)* (cont.)

Long-term Usability

Long-term use by current tenant expected

- Major distribution center for Sapporo Breweries since 1991
- New 15-year fixed-term lease (with redevelopment option) executed owing to favorable relations between IIF and the tenant

Versatility

Versatile real estate asset

- Located in the Chiba-wangan area in Chiba prefecture, which includes central Tokyo in its distribution coverage area
- Highly versatile location, with numerous large-scale logistics properties in the vicinity
- Versatile distribution center with adaptable specifications optimized for tenant operations

Almost all of Tokyo accessible within approx. 60 minutes



Versatile Building Specifications



Truck berths enable inclement weather operations



IIF Inzai Logistics Center

Anticipated
Acquisition Price
JPY **1.06** billionStabilized Forecast
NOI Yield⁽¹⁾
7.0 %

Wide Distribution Area



Acquisition Highlights	1-on-1 Negotiation	SPC Bridge Acquisition
<ul style="list-style-type: none"> • Prime location for deliveries to eastern Tokyo metropolitan area • Leased to the logistics arm of Yamazaki Baking, serving as a distribution hub • Stable cash flows backed by a 15-year fixed-term lease 		
Tenant Sun Logistics	Remaining Lease Term⁽²⁾ 8 yrs.	Early Termination⁽³⁾ No Rent Revision⁽⁴⁾ No

Numerous Food Manufacturer Distribution Centers in the Vicinity

- Major food manufacturers such as Nippon Access, Co-op Net and Unifood, etc. have distribution centers and manufacturing factories in the area to take advantage of the location's access to major consumption areas



(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term.

(Note 4) "Rent Revision" provisions indicated above generally refer to negotiation - based rent clauses which provide that rent revisions are generally subject to negotiation between parties to the lease, which may be initiated by the tenant at specified times (i.e., after a number of years (e.g., 3 years)).

IIF Inzai Logistics Center (cont.)

Long-term Usability

Long-term use by current tenant expected

- Distribution hub for Sun Logistics, the logistics arm of Yamazaki Baking, a major bread and food manufacturer
- Climate-controlled sections installed by tenant are capable of handling many different products
- 15-year fixed-term lease provides long-term stability

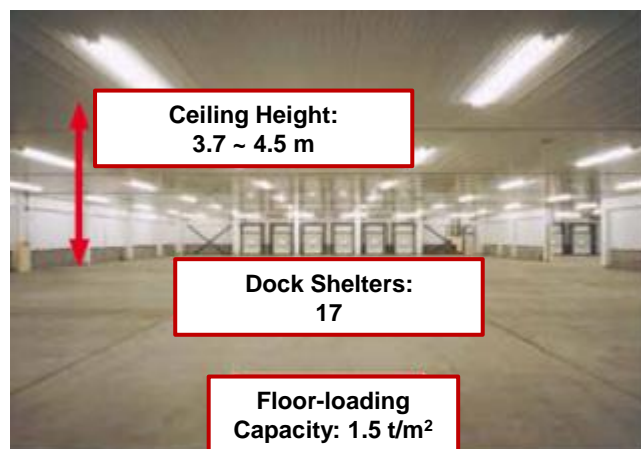
Versatility

Versatile real estate asset

- Logistics area geared towards deliveries to major consumption areas in the eastern region of the Tokyo metropolitan area
- Location allows for 24-hour a day operations and easy access to human resources
- Equipped with certain air showers crucial to food-related industry tenants

Building specifications suited for distribution of food products

- Single-storey, climate-controlled property



Logistics area with favorable access to key areas in Chiba prefecture



Efficient operation via 18 truck berths



Anticipated
Acquisition Price
JPY **1.57** billionStabilized Forecast
NOI Yield⁽¹⁾
6.6 %Acquisition
Highlights1-on-1
NegotiationSPC Bridge
Acquisition

- Acquisition via 1-on-1 negotiations by identifying the divestment needs of the seller
- Prime logistics area with convenient access to the entire Kyushu region
- Key logistics center for the two Kyushu based tenants

Tenant
Sagawa
ExpressRemaining Lease Term⁽²⁾
1 yr. 6 mos.Early Termination⁽³⁾ /
Rent Revision⁽⁴⁾
Yes / YesTenant
HinodeRemaining Lease Term⁽²⁾
7 yrs. 3 mos.Early Termination⁽³⁾ /
Rent Revision⁽⁴⁾
Yes / Yes

Executed separate rooftop lease agreement for solar panel installation

- Entered into a 20-year rooftop lease agreement with Keiyo Gas affiliate (preparing to commence operations)



Tosu area: Prime inland logistics area in the Kyushu region



(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term.

(Note 4) "Rent Revision" provisions indicated above generally refer to negotiation - based rent clauses which provide that rent revisions are generally subject to negotiation between parties to the lease, which may be initiated by the tenant at specified times (i.e., after a number of years (e.g., 3 years)).

IIF Tosu Logistics Center (cont.)

Long-term Usability

Long-term use by current tenant expected

- Property utilized by a medical equipment wholesaler headquartered nearby in Kyushu (end-user tenant), and a packaging materials manufacturer, Hinode, with major operations in western Japan
- One of flagship distribution centers for Hinode

Versatility

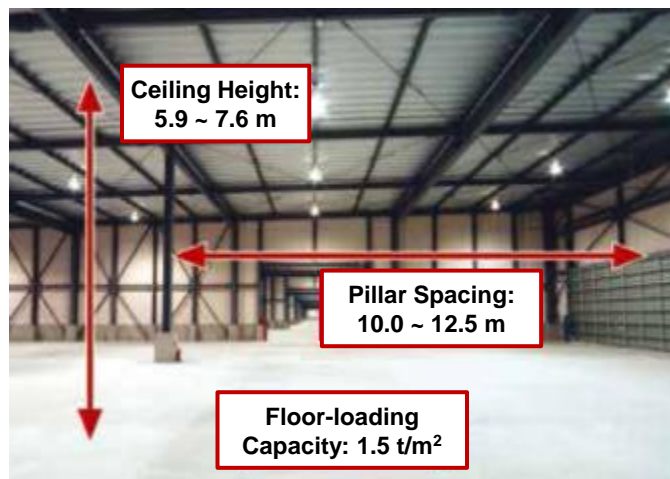
Versatile real estate asset

- Prime inland logistics area in the Kyushu region
- Location allows for 24-hour a day operations and a steady supply of labor
- Versatile and competitive specifications and capable of housing multiple tenants

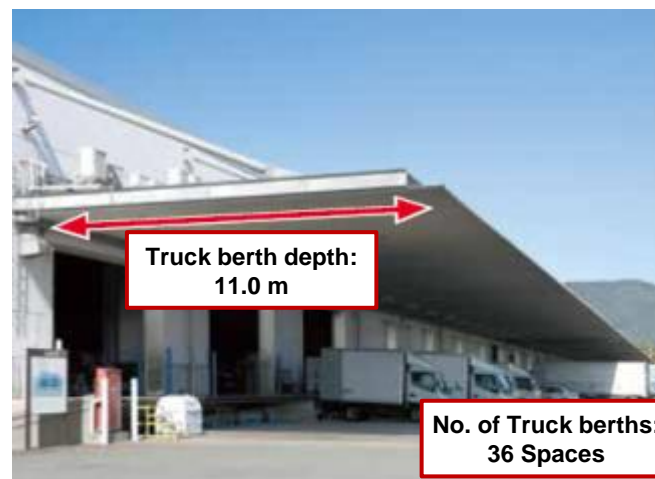
Located at intersection of arterial expressways through Kyushu



Favorable building specifications for storage



Truck berths enable inclement weather operations



Easy access to EXPWY and station



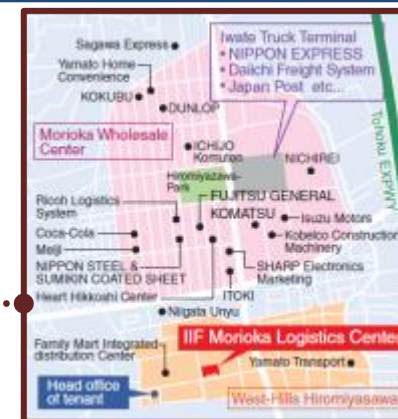
IIF Morioka Logistics Center

Anticipated
Acquisition Price
JPY **0.60** billionStabilized Forecast
NOI Yield⁽¹⁾
12.2 %Acquisition
Highlights1-on-1
NegotiationSPC Bridge
Acquisition

- Acquisition via 1-on-1 negotiations by identifying the divestment needs of the seller
- Location enables efficient coverage of Aomori, Akita and Iwate prefectures
- Distribution hub located near tenant headquarters

Tenant
Kao System
LogisticsRemaining
Lease Term⁽²⁾
1 yr. 6 mos.Early Termination⁽³⁾
No
Rent Revision⁽⁴⁾
No

Location covering 3 prefectures in Tohoku region

Favorable operating environment with numerous
industrial properties in the area

(Note 1) Stabilized forecast for CY2014

(Note 2) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014. In certain circumstances, lease terms may be subject to termination rights as described more fully in the offering circular.

(Note 3) "Early Termination" indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no termination period (e.g., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require payments calculated as the aggregate rent payable of remaining lease term.

(Note 4) "Rent Revision" provisions indicated above generally refer to negotiation - based rent clauses which provide that rent revisions are generally subject to negotiation between parties to the lease, which may be initiated by the tenant at specified times (i.e., after a number of years (e.g., 3 years)).

IIF Morioka Logistics Center (cont.)

Long-term Usability

Long-term use by current tenant expected

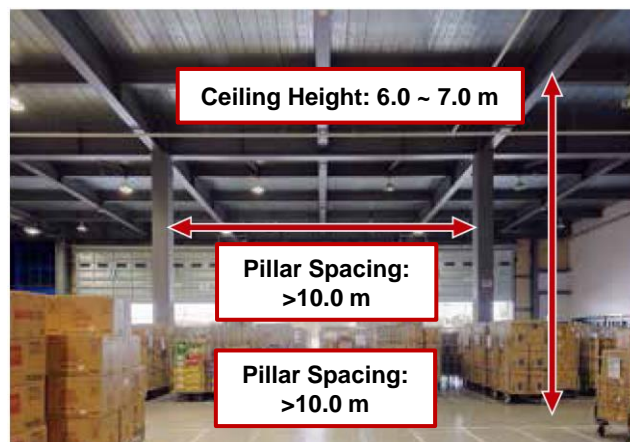
- Distribution hub for delivering daily commodities to Aomori, Akita and Iwate prefectures
- End-user tenant has its headquarters nearby, and has been using the Property since its construction
- End-user tenant outsources its logistics functions to Kao System Logistics (the tenant)

Versatility

Versatile real estate asset

- Located in the Morioka, a key logistics area for the Tohoku region
- Location allows for 24-hour a day operations and a steady supply of labor
- Versatile and competitive specifications

Favorable specifications for storage



Layout enables efficient operations



Enables wide coverage in the Tohoku region





Property with Preferential Purchase Rights

Reference: Potential Future Pipeline

Logistics Facility

Kyo-tanabe Logistics Center

Please note that IIF has obtained preferential purchase rights with respect to the property. No decision has been made with respect to acquisition, and IIF cannot assure that IIF will be able to acquire the property in the future.

Property with Preferential Purchase Rights



Transaction Highlights

1-on-1 Negotiation

CRE

TK Investment

- Our first ever acquisition of preferential purchase rights relating to a property through *tokumei kumiai* (TK) investment
- Leased by logistics subsidiary of Takara Shuzo, serves as tenant's headquarters and flagship distribution center
- 1-on-1 negotiations, providing a strategic CRE solution to the seller, a leading third Party Logistics company

Tenant

Takara Butsuryu System

Overview of TK Investment

Type of Asset	Equity interest in a trust beneficiary right via an anonymous association
Asset Name	TK investment in SBS Logi Fund 1 Godo Kaisha
Property held in Trust	Kyo-tanabe Logistics Center
Contribution by IIF (share of TK interest)	¥ 10 million (1.25%)
Exercise period of preferential purchase right	March 2015 - September 2016

Distribution area covered by the property



Favorable access to Kansai Area



Long-term Usability

Long-term use by current tenant expected

- Used by Takara Butsuryu System – the logistics arm of Takara Shuzo, a major Kyoto based liquor company – as its headquarters and key logistics hub covering western Japan
- Convenient location for the tenant, near the Takara Shuzo factory in Kyoto Fushimi
- Relatively large-scale capital expenditures made by the tenant

Versatility

Versatile real estate asset

- Capable of covering major cities within the Kansai region and retains potential as a wide-area distribution center for the Kansai region
- Considerable number of logistics and industrial facilities in the area
- Versatile building specifications enabling efficient operations

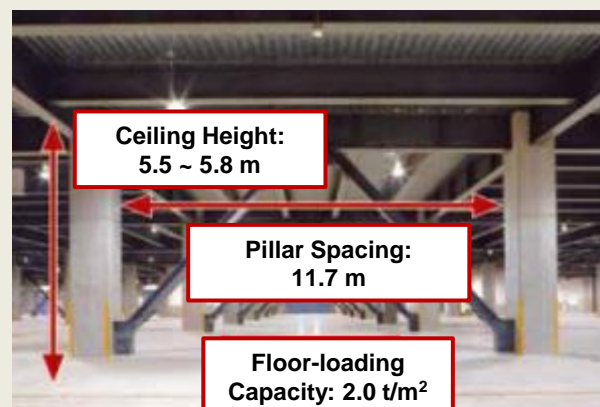
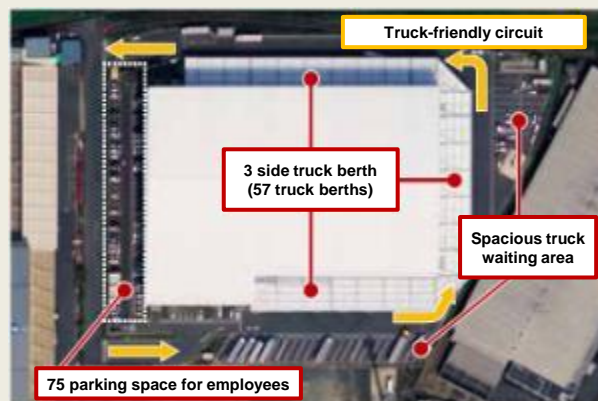
Equipped with 57 truck berths on three sides



Operation-efficient Building Layout

Highly versatile building specifications

Truck berths enable inclement weather operation





Appendix




Anticipated Acquisitions

Enhancement of Lease Stability

	Property Name		Tenant	Contract Period ⁽¹⁾	Lease Type	Termination Option ⁽²⁾	Rent Revision ⁽³⁾
Logistics Facilities	IIF Misato Logistics Center		Takuyou	15.1 years	Other (futsushaku)	No	Yes
	IIF Hiroshima Logistics Center		Muroo	15.0 years	Fixed term	No	No
	IIF Iruma Logistics Center		Daichi Freight System	30.0 years	Fixed term	No (first 10 years)	No in principle (first 20 years)
	IIF Tosu Logistics Center		Sagawa Express	5.0 years	Other (futsushaku)	Yes	Yes
			Hinode	13.8 years	Other (futsushaku)	Yes	Yes
	IIF Narashino Logistics Center II (building with leasehold interest)		Sapporo Breweries	15.0 years	Fixed term	No in principle (first 10 years)	No
	IIF Inzai Logistics Center		Sun Logistics	15.0 years	Fixed term	No	No
Infrastructure Properties	IIF Morioka Logistics Center		Kao System Logistics	3.1 years	Fixed term	No	No
	IIF Nagoya Port Tank Terminal (land with leasehold interest)		Chemical Logitec (Guaranteed by ITOCHU Corporation)	49.9 years	Fixed term	No (first 8 years)	No (first 10 years)
			—	19.1 years		—	—

<Reference: Potential Future Pipeline> Property with Preferential Purchase Rights⁽⁴⁾

	Property Name		Tenant	Contract Period	Lease Type	Termination Option	Rent Revision
Logistics Facilities	Kyo-tanabe Logistics Center		Takara Butsuryu System	10.8 years	Other (futsushaku)	No	Yes

(Note 1) Approximate remaining lease term as of March 14, 2014.

(Note 2) "Termination Option" provisions indicated above refer generally to the right of the tenant to cancel the lease prior to lease maturity or after a specified no-termination period (i.e., 10 years). Certain termination options may result in penalty upon termination. Leases with early termination provisions typically require at least six - month notice. Leases identified as having "No Termination Option" include leases which are terminable at the option of the tenant but require penalty payments calculated as the aggregate rent payable of remaining lease term.

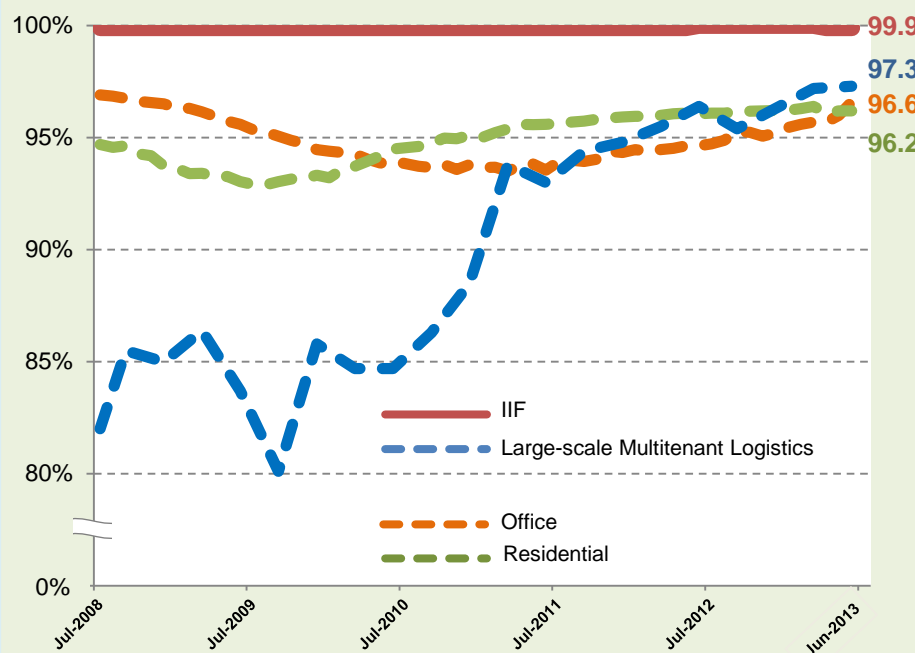
(Note 3) "Rent revision" provisions indicated above generally refer to negotiation - based rent clauses which provide that rent revisions are generally subject to negotiation between parties to the lease, which may be initiated by the tenant at specified times (i.e., after a number of years (e.g., 3 years)).

(Note 4) Please note that IIF has obtained preferential purchase rights with respect to the property. No decision has been made with respect to acquisition, and we cannot assure that we will be able to acquire the property in the future.

Establishment of stable and long-term portfolio

Occupancy rate above 99.9% since listing in 2007

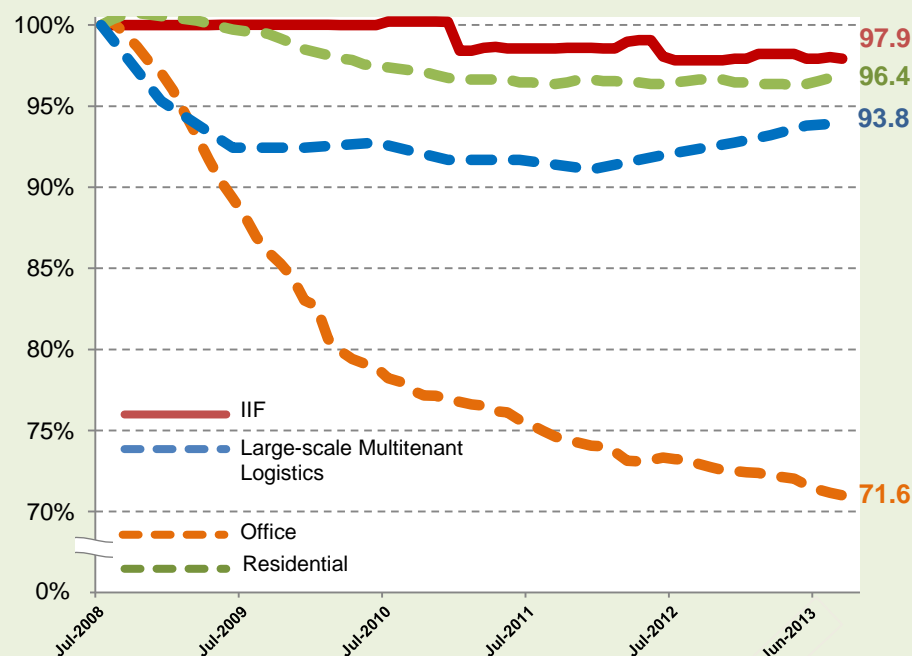
High and stable occupancy rates



(Source) Office and residential properties: ARES; Large-scale Multi-tenant Logistics: CBRE

(Note) With respect to office and residential properties, occupancy rates for each asset category are based on data confirmed and disclosed by ARES as of September 2013. Large-scale Multi-tenant Logistics in this chart are facilities that are located in the Tokyo, Chiba, Saitama or Kanagawa prefectures and have a total floor space of 10,000 *tsubo*, designed for use by multiple tenants. Occupancy rate is calculated by dividing total leased area by total leasable area.

Stable rent revenues

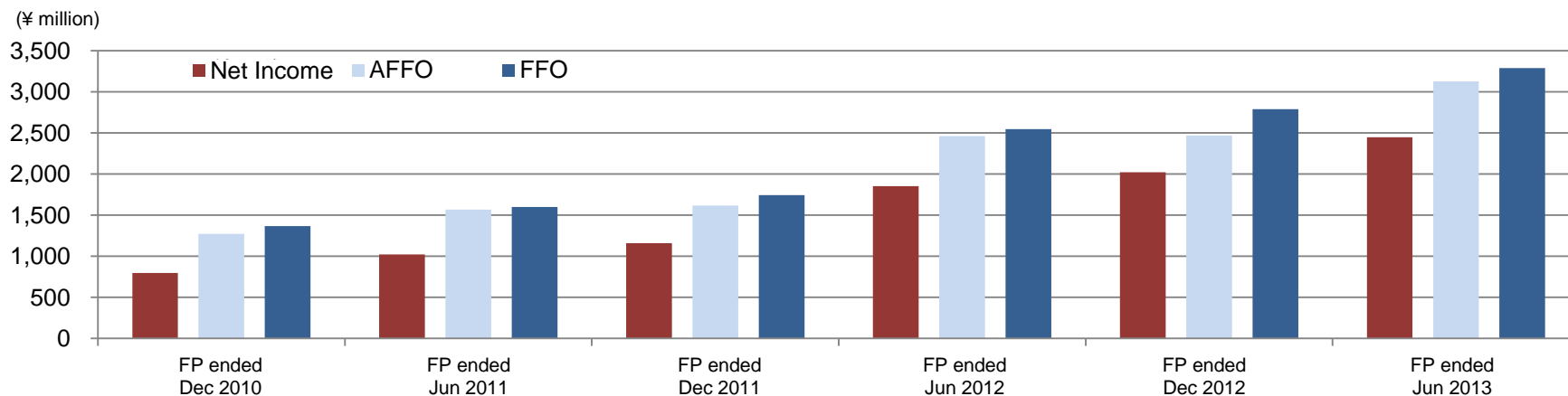


(Source) Office: Miki Shoji / Residence: Recruit / Logistics: CBRE

(Note) With respect to IIF, figures are calculated as the weighted average of rents of our properties at month end (rent of each property is indexed at 100 at the time of acquisition). With respect to other J-REITs, figures are calculated as the average of asking rents for each asset category (Indexed at 100 as of July 2008).

Stable Free Cash Flow

Strategic Cash Management

Stable Growth of FFO, AFFO, and Net Income⁽¹⁾FFO Payout Ratio⁽²⁾

58.5%

64.0%

66.4%

72.7%

72.6%

74.4%

AFFO Payout Ratio⁽³⁾

62.8%

65.2%

71.7%

75.3%

82.0%

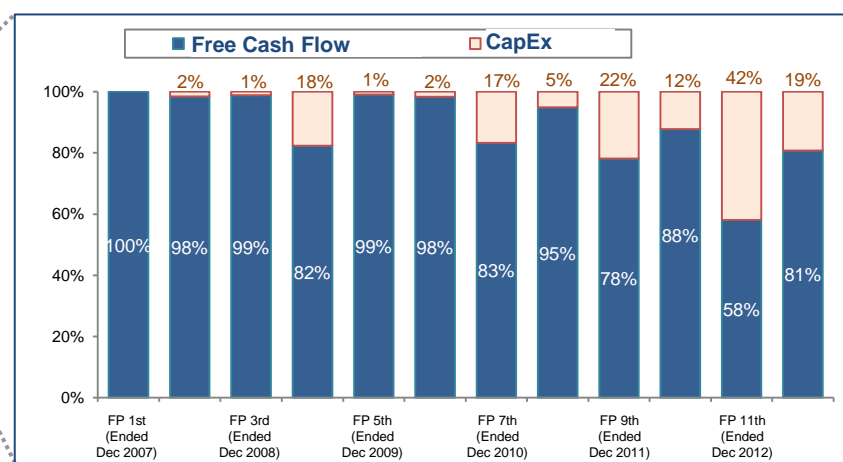
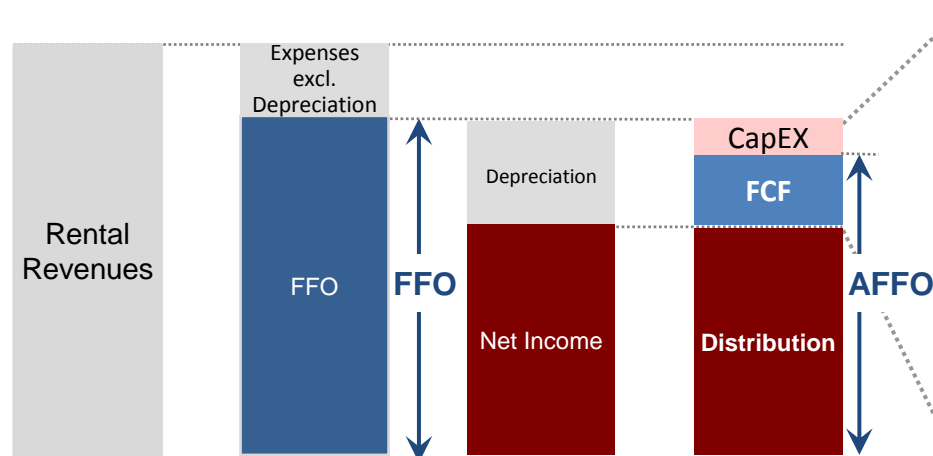
78.2%

Stable Free Cash Flow

Our Income / Cash Flow Structure

Average FCF ¥596mn / 6-mon

※(since IPO, excl FP 1st)



(Note 1) FFO (funds from operations) is defined as net income (loss), excluding gains (or losses) from sales of real estate properties, plus depreciation and amortization of property, plant and equipment. AFFO (adjusted funds from operations) is defined as FFO, excluding capital expenditures.

(Note 2) FFO payout ratio is calculated by dividing cash distributions per unit (DPU) by FFO per unit and converting the resulting figure into a percentage.

(Note 3) AFFO payout ratio is calculated by dividing DPU by AFFO per unit and converting the resulting figure into a percentage.

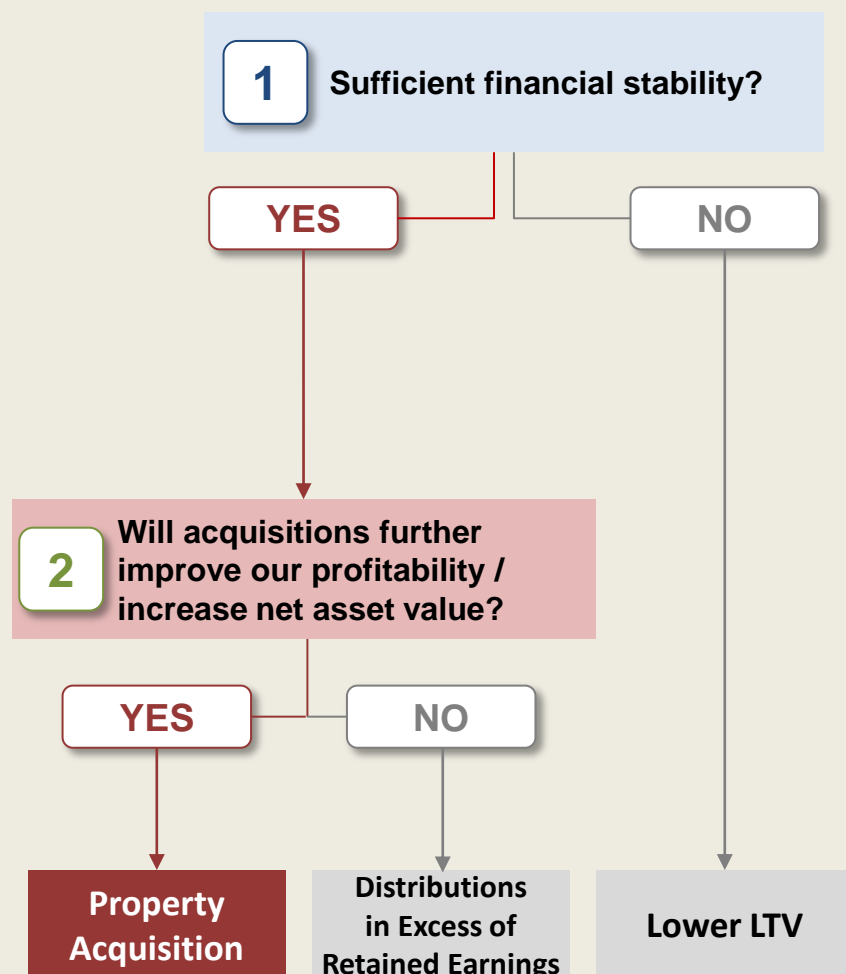


Mitsubishi Corp. - UBS Realty Inc.

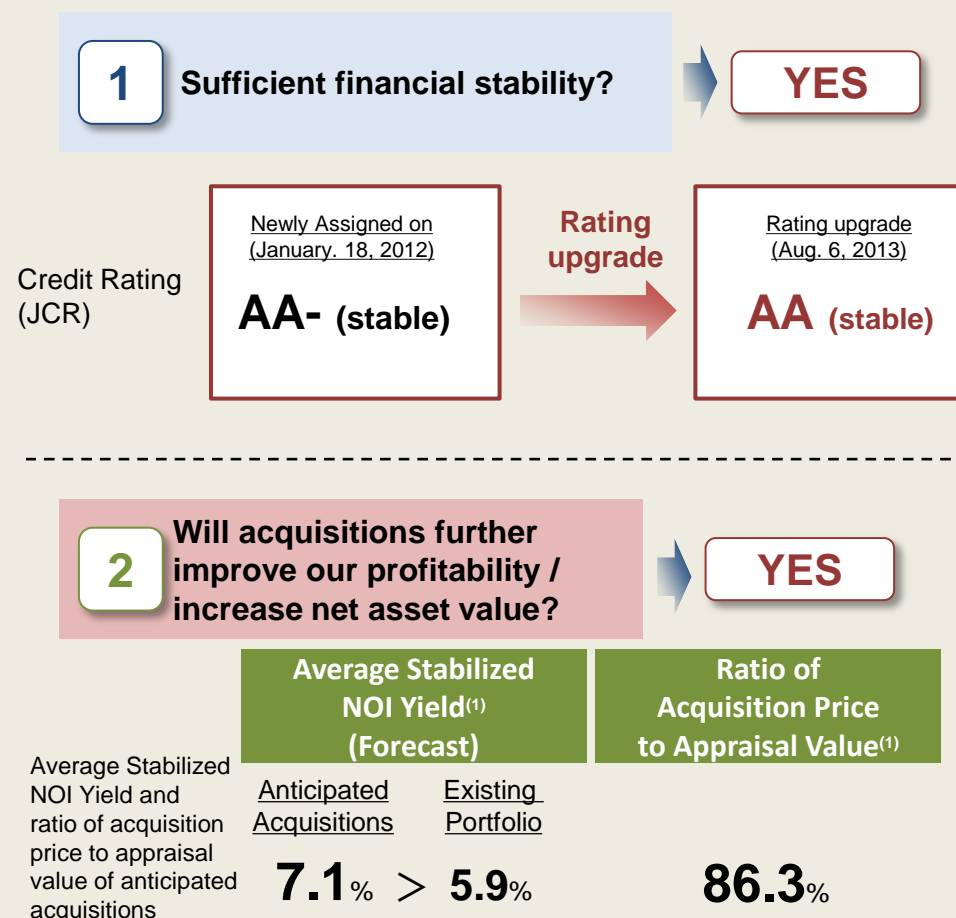
Industrial & Infrastructure Fund
Investment Corporation

Our Policy for Use of Free Cash Flows: For Continuous Growth of Equity

Decision tree to select the best alternative



Decision tree applied to anticipated acquisition



(Note 1) Average NOI Yield (before depreciation) of anticipated acquisitions calculated based on a stabilized basis and relevant assumptions regarding operating revenues and operating expenses. Average based on annual estimated rent revenues for anticipated acquisitions. For stabilized Average NOI Yield for the anticipated acquisitions, (i) we have capitalized initial property-related taxes as if such taxes were expensed, and (ii) the forecasted financial performance of the properties, which are expected to be in operation for only part of the fiscal periods ending June 30, 2014, has been annualized as if the properties were operated for the entirety of the fiscal period ending June 30, 2014 and the fiscal period ending December 31, 2014.

(Note 2) Based on most recent appraisal reports. Appraisal values are inherently speculative and subject to various assumptions, estimations and judgments. An acquisition price of a property that is lower than its appraisal value does not imply that we may be able to capture the difference between the acquisition price and appraisal value upon its disposition.

Further Growth of DPU and Appraisal NAV

(Reference) Analysis of the offering per incremental unit calculation

Growth of Unitholders' Value

Simulated Investment Impact \doteq (Incremental NOI (after depreciation) – Incremental debt costs) \div Incremental units issued

(in millions of yen, except percentages and units)

	2011 Offering	2012 Offering	2013 Offering	This Offering
① Actual/Anticipated acquisition price	11,340	39,044	18,073	16,604
② Historical / Forecast Average Stabilized NOI yield (after depreciation) ⁽¹⁾	5.8%	6.3%	6.1%	5.8%
③ Incremental NOI after depreciation in connection with acquisitions (per 6 months) = ① \times ②	328	1,192	551	481
④ Total additional debt in connection with acquisitions	3,100	18,000	9,000	7,400
⑤ Average interest rate of additional debt	1.8%	1.3%	1.4%	1.5%
⑥ Incremental debt cost (per 6 months) = ④ \times ⑤	27	118	64	56
⑦ Simulated Impact of this offering (per 6 months) = ③ – ⑥	301	1,074	486	424
⑧ Incremental investment units	14,597	47,000	15,800	9,100
Simulated Investment Impact per unit (yen) = ⑦ \div ⑧	20,655	22,857	30,816	46,659

(Note 1) Calculated on a calendar year (CY) basis using the CY during which the offering and property acquisitions took place or are expected to take place. For CY 2010, 2011 and 2012, based on (i) actual acquisition price, (ii) actual net operating income during the period for properties owned for the entire period and (iii) annualized net operating income for the properties acquired during the period, adjusted as if initial property-related taxes were expensed and not capitalized. For CY 2013 and CY2014, calculated based on (i) actual or anticipated acquisition price; (ii) actual net operating income for the fiscal period ended June 30, 2013 and (iii) our forecast assumptions for the fiscal periods ended December 31, 2013 and ending June 30, 2014 and December 31, 2014, except that we have (x) adjusted capitalized initial property-related taxes as if they were expensed and not capitalized, (y) adjusted the net operating income of IIF Kawasaki Science Center (to be developed) to reflect the expected financial performance of the property after construction of the facility is completed and (z) annualized net operating income of properties in operation for only part of the period.

(Note 2) The above analysis of the offering per incremental unit is for illustrative purposes only and does not purport to show the actual or expected gain on investment or increase in future distributions for unitholders in connection with this offering and previous offerings. Furthermore, there can be no assurance that IIF will be able to enhance profitability or increase distributions in the future. See "Risk Factors".

Our Track Record

Growth of distributions and appraisal NAV through acquisitions made possible with CRE solutions					Continue to seek further growth of distributions and appraisal NAV					
	Fiscal Period Ended December 31, 2010	Acquisition During 2011	Fiscal Period Ended Dec 31, 2011	Acquisition During 2012	Fiscal Period Ended Dec 31, 2012	Acquisition During 2013	Fiscal Period Ended Dec 31, 2013	The Offering	Forecast/Pro-forma (after anticipated Acquisitions)	
Asset	Number of Properties	11+	5=	16+	7=	23+	6=	29+	8 ⁽⁴⁾ =	36
	Total Acquisition Price ⁽³⁾ (in millions)	¥ 96,900+	¥ 11,340=	¥ 108,240+	¥ 39,044=	¥ 147,284+	¥ 18,073=	¥ 165,357+	¥ 16,604=	¥ 181,961
	Avg Stabilized NOI Yield ⁽¹⁾ (before depreciation)	5.0%	6.6%→	5.3%	7.3%→	5.8%	7.3%→	(forecast) 5.9%	(forecast) 7.1%→	(forecast) 5.9%
	Avg Stabilized NOI Yield ⁽¹⁾ (after depreciation)	3.8%	5.8%→	4.1%	6.3%→	4.6%	6.1%→	(forecast) 4.7%	(forecast) 5.8%→	(forecast) 4.7%
	Ratio of Acquisition Price to Appraisal Value ⁽²⁾	—	91.8%	—	89.1%	—	83.4%	—	86.3%	—
	Total no. of tenants	10		16		22		29		36
Debt	LTV	57.2%		54.9%		51.8%	(estimate) 50.9%		50.6%	
	Long-Term Borrowings Ratio	79.8%		100.0%		100.0%	100.0%		100.0%	
	Fixed Debt Ratio	3.4%		46.9%		78.8%	100.0%		100.0%	
	Average Period Remaining Until Maturity	2.1 years		3.8 years		4.7 years	6.0 years		6.2 years	
	Weighted Average Interest Ratio	1.37%		1.32%		1.26%	1.38%		1.40%	
Equity	DPU	¥ 10,102		¥ 12,377		¥ 14,387	¥ 15,958		¥ 16,508	
	Appraisal NAV per unit	¥ 427,593		¥ 451,656		¥ 483,795	¥ 534,886 (as of Jun 2013)		¥ 565,593	
<Reference>										
	Market Cap (in millions)	¥ 31,100					¥ 133,436			
	Stock Price	¥ 393,500					¥ 853,000			

(Note 1) For further details, see P58 of this presentation, Note1.

(Note 2) Appraisal values are inherently speculative and subject to various assumptions, estimations and judgments. An acquisition price of a property that is lower than its appraisal value does not imply that we may be able to capture the difference between the acquisition price and appraisal value upon its disposition.

(Note 3) Aggregate acquisition price of total portfolio as of the end of the period for CY2010-2013; anticipated acquisition price for anticipated acquisitions for CY2014

(Note 4) Including additional acquisition of a building where the land has already been acquired

Additional Note

Note

- (1) For CY 2010, 2011 and 2012, based on (i) actual acquisition price, (ii) actual net operating income during the period for properties owned for the entire period and (iii) annualized net operating income for the properties acquired during the period, adjusted as if initial property-related taxes were expensed and not capitalized. For CY 2013 and 12- month period ending December 31, 2014, calculated based on (i) actual or anticipated acquisition price; (ii) actual net operating income for the fiscal period ended June 30, 2013 and (iii) our forecast assumptions for the fiscal periods ended December 31, 2013 and ending June 30, 2014 and December 31, 2014, except that we have (x) adjusted capitalized initial property-related taxes as if they were expensed and not capitalized, (y) adjusted the net operating income of IIF Kawasaki Science Center (to be developed) to reflect the expected financial performance of the property after construction of the facility is completed and (z) annualized net operating income of properties in operation for only part of the period.

Disclaimer

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

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

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

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