



**Industrial & Infrastructure Fund
Investment Corporation**

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



Investor Presentation for the June 2014 (14th) Period～Appendix～



Mitsubishi Corp UBS Realty

Ticker **3249**

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

A) Overview of the PO in Feb. 2014

Overview of February 2014 Public Offering (1)

Continuing our strategy to achieve growth of unitholders' value

Assets

– Steady growth by providing CRE solution proposals –

8 Properties

JPY **16.6Bn**

- ✓ Average NOI yield **7.1%**
- ✓ Average remaining lease term **16.6yrs**
- ✓ Fixed-term lease ratio **76.0%**

Positive spread of 5.8%

Fixed/long-term matching



IIF Nagoya Port Tank Terminal
(land with leasehold interest)
Acq. Price: JPY1,900MM
NOI Yield: 6.6%



IIF Hiroshima Logistics Center
Acq. Price: JPY3,540MM
NOI Yield: 6.6%



IIF Misato Logistics Center
Acq. Price: JPY3,550MM
NOI Yield: 6.5%



IIF Iruma Logistics Center
Acq. Price: JPY3,184MM
NOI Yield: 6.6%



IIF Narashino Logistics Center II
(building with leasehold interest)
Acq. Price: JPY1,200MM
NOI Yield: 11.1%



IIF Inzai Logistics Center
Acq. Price: JPY1,060MM
NOI Yield: 7.1%



IIF Tosu Logistics Center
Acq. Price: JPY1,570MM
NOI Yield: 6.5%



IIF Morioka Logistics Center
Acq. Price: JPY600MM
NOI Yield: 12.4%

(Note) Average NOI yield of acquired assets are the sum of the stabilized net revenue (based on a discounted cash flow (DCF) method calculation) described in the appraisal report of each property at the acquisition, divided by the sum of the acquisition price of each property.

Debt

– Further enhancement of stability –

New Debt Financing

JPY **7.4Bn**

- ✓ Average interest rate **1.3%**
- ✓ Average debt maturity **10.1yrs**
- ✓ Fixed debt ratio **100.0%**

Deposits received and Cash on hand

Equity

– Pursuit of long-term unitholders' value –

Net Proceeds of the Offering

JPY **7.0Bn**

- ✓ Units offered **9,100 units**
- ✓ Ratio of units offered to outstanding **5.8 %**
- ✓ Offering structure **Reg.S / 144A**

Overview of February 2014 Public Offering (2)

Assets

– Steady growth by providing CRE solution proposals –

| | As of end Dec. 2013 (as of end 13 th Period) | | The Offering (Note1) | | As of end June 2014 (as of end 14 th Period) |
|---|--|---|--|---|---|
| • Number of properties | 29 properties | + | 8 properties <small>(includes additional acquisition of the building for a property)</small> | = | 36 properties |
| • Acquisition price (JPY MM) | 163,843 | + | 16,604 | = | 182,089 <small>(Including acquisition price for IIF Kawasaki SC's building part upon its completion)</small> |
| • Average NOI Yield (before depreciation) | 5.8% | | 7.1% → | | 6.0% |
| • Average NOI Yield (after depreciation) | 4.8% | | 5.9% → | | 4.9% |

(note1) Estimated value at the acquisition of 8 properties by February 2014 PO.

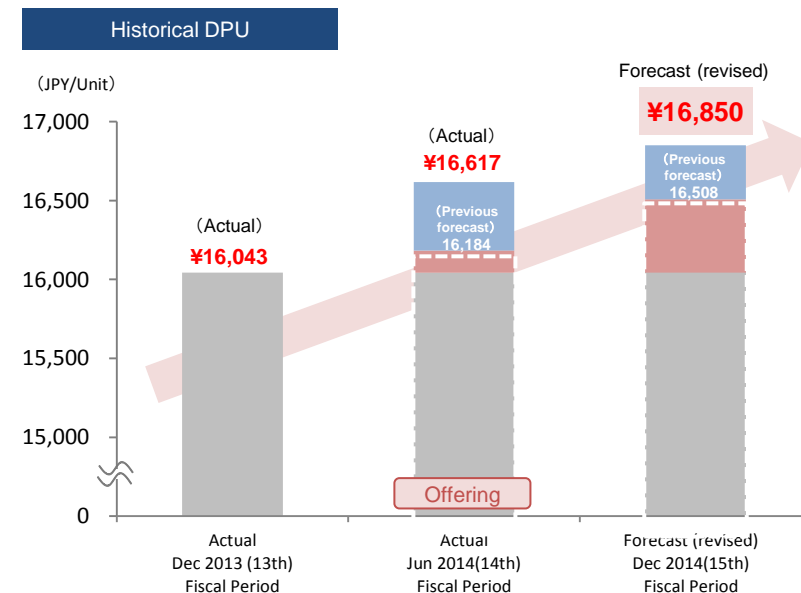
Debt

– Further enhancement of stability –









| | As of end Dec. 2013 (as of end 13 th Period) | | As of end June 2014 (as of end 14 th Period) |
|-------------------------------------|--|---|--|
| • Average interest rate | 1.38% | → | 1.36% |
| • Average debt maturity | 6.0yrs | → | 6.1yrs |
| • Fixed debt ratio | 100.0% | → | 100.0% |
| (Reference) Long-term issuer rating | AA(Stable) | | |

Equity

– Pursuit of long-term unitholders' value –



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

| | | | CRE Solution Strategy | | | Enhanced NOI Yield | Acquisition Price below Appraisal Value | | |
|-------------------------------------|---|---|---|--|---------------------|--|---|-----------------------------|---|
| Property (Anticipated Acquisitions) | | | Seller/Transaction Counterparty | Type of CRE Solution | Acquisition Process | Stabilized Forecast NOI Yield | Anticipated Acquisition Price (¥ million) | Appraisal Value (¥ million) | Unrealized Gain (¥ million) Unrealized Gain Margin (%) |
| Logistics Facilities | IIF Misato Logistics Center |  | (Note 1) SPC | Cash Needs | 1-on-1 Negotiation | 6.5% | 3,550 | 4,220 | +670 +18.9% |
| | IIF Hiroshima Logistics Center |  | PRE Land: (Note 2) Hiroshima Prefecture | Municipal Financing and Asset Consolidation | 1-on-1 Negotiation | 6.6% | 3,540 | 3,890 | +350 +9.9% |
| | | | Building: (Note 2) Muroo Co., Ltd | Off-balance sheet financing and development | | | | | |
| | IIF Iruma Logistics Center |  | (Note 3) SPC | Cash Needs | 1-on-1 Negotiation | 6.6% | 3,184 | 3,590 | +406 +12.8% |
| | IIF Tosu Logistics Center |  | (Note 1) SPC | Cash Needs | 1-on-1 Negotiation | 6.5% | 1,570 | 1,740 | +170 +10.8% |
| | IIF Narashino Logistics Center II (building with leasehold interest) |  | (Note 1) SPC | Investment Needs Financing and Redevelopment of Existing Logistics Facility | 1-on-1 Negotiation | 11.1% | 1,200 | 1,410 | +210 +17.5% |
| | IIF Inzai Logistics Center |  | (Note 1) SPC | Cash Needs | 1-on-1 Negotiation | 7.1% | 1,060 | 1,140 | +80 +7.5% |
| Infrastructure Properties | IIF Morioka Logistics Center |  | (Note 1) SPC | Cash Needs | 1-on-1 Negotiation | 12.4% | 600 | 1,080 | +480 +80.0% |
| | IIF Nagoya Port Tank Terminal (land with leasehold interest) |  | Port Infrastructure Chemical Logitec Co., Ltd. | Investment Needs Cash Needs for new investment | 1-on-1 Negotiation | 6.6% | 1,900 | 2,180 | +280 +14.7% |
| Total / Average | | | | | | 7.1% (weighted average based on annual rental revenues) | 16,604 | 19,250 | +2,646 +15.9% |

(Note 1) We acquired this property through an SPC bridge structure. Actual seller is GK Industrial Asset Holdings 3

(Note 2) It involves a transaction structure in which we acquired the relevant trust beneficiary interests from an SPC (for which Center Point Development Inc. acts as asset manager), which first acquired the trust beneficiary for the land and existing building in addition to the new building (the SPC will also entrust the new building after the acquisition) from Muroo Co., Ltd., after Muroo Co., Ltd. acquired the land from Hiroshima Prefecture.

(Note 3) We acquired this property through an SPC bridge structure. Actual seller is Hulic Co., Ltd

Flexible strategy to accommodate shifting CRE needs

| CRE Needs | Jan – Dec 2010 | Jan – Dec 2011 | Jan – Dec 2012 | Jan – Dec 2013 | Jan – Dec 2014 | |
|---|---|--|--|---|--|--|
| 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> <p>New Investment Needs</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>Increasing financing needs for new investments based on outlooks for economic recovery</p> <p>Increased activity to reinforce core businesses due to gradual 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> | | |
| 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.

Infrastructure
Facility

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

Acquisition Price
JPY **1.90** billion

Stabilized Forecast
NOI Yield⁽¹⁾
6.6 %



Acquisition
Highlights

1-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 financing

Need for
long-term lease

Capitalized on financing needs
via land acquisition proposal

Industrial & Infrastructure Fund
Investment Corporation

Overview of Chemical Tank Terminal Functions



(Note) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease as of March 14, 2014.

Infrastructure Facility

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.

Acquisition Price
JPY **3.54** billion

Stabilized Forecast
NOI Yield⁽¹⁾
6.6%

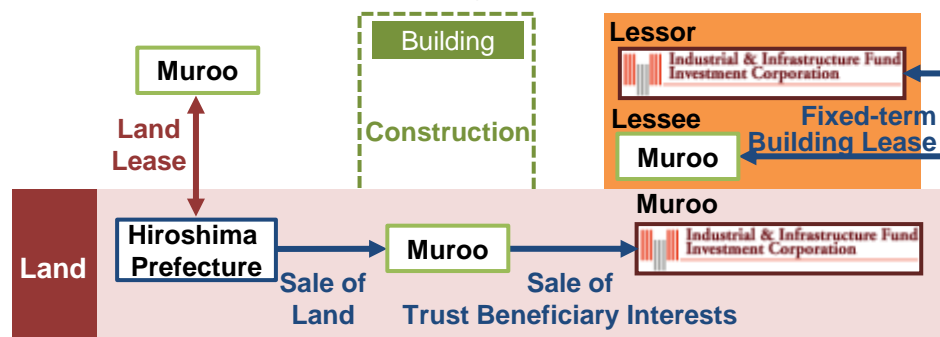
Logistics
Facility

IIF Hiroshima Logistics Center



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



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

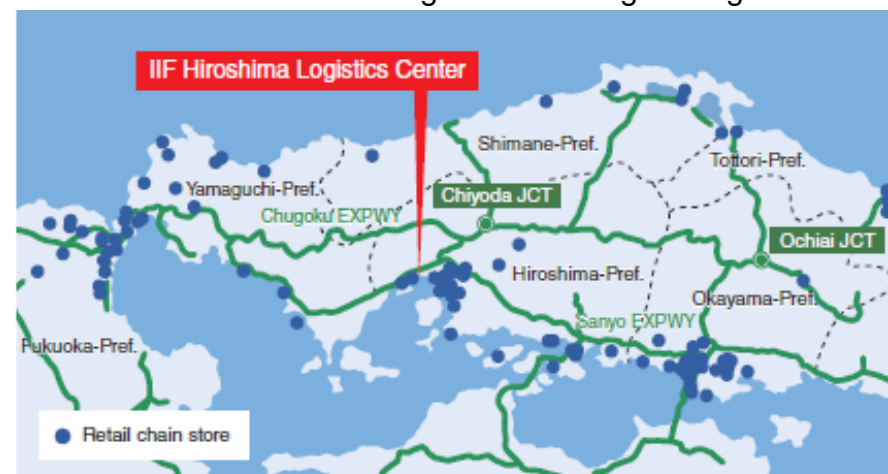
Tenant
Muroo Co.,
Ltd.

Remaining
Lease Term
14 yrs. 9 mos.

Early Termination
No
Rent Revision
No

Delivery locations accessible from the Property

- Convenient access throughout the Chugoku region



(Note) When used in this presentation, "remaining lease term" refers to the estimated remaining lease term under the lease from March 14, 2014.

Logistics Facility

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

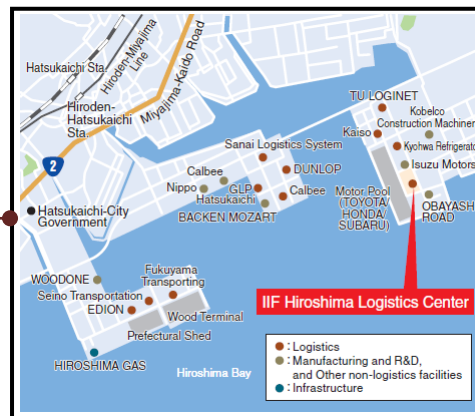
Versatility

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

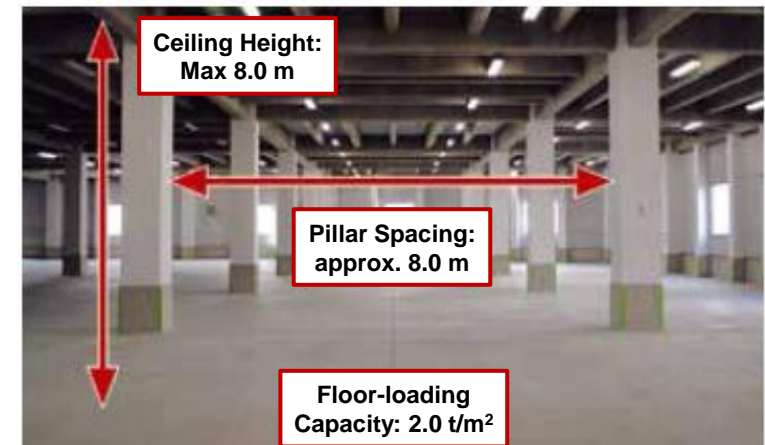
Favorable operating environment in an ideal location for logistics facilities with numerous industrial properties in the vicinity and convenient access to urban areas

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



Versatile warehouse layout

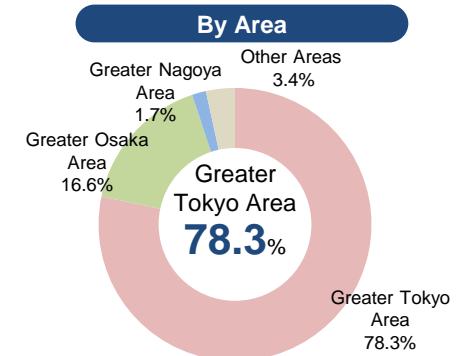
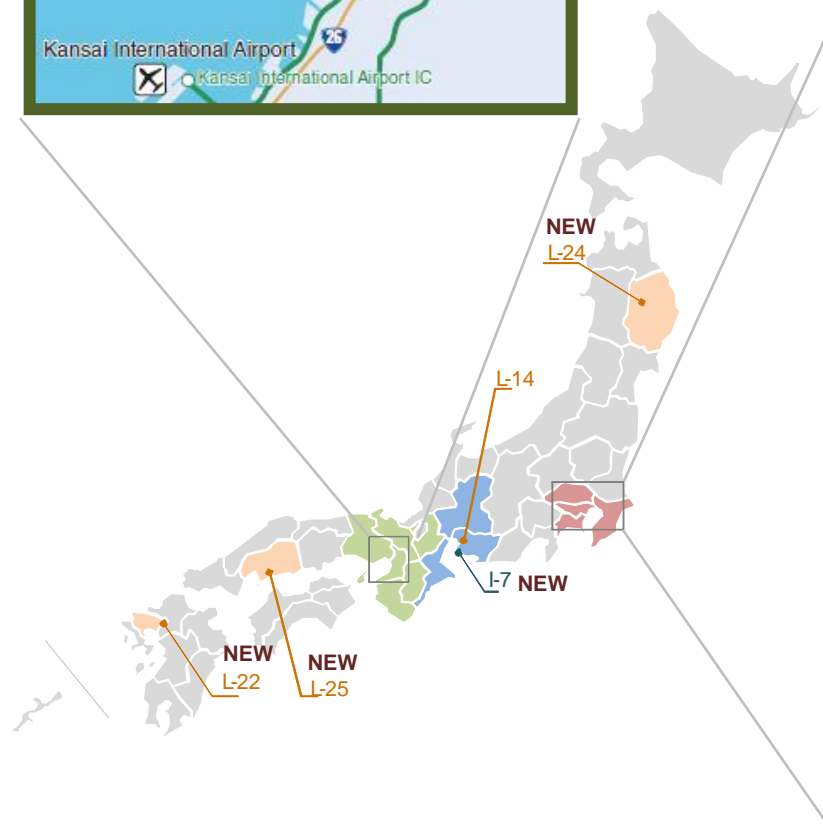
- Highly versatile as a distribution center, capable of handling packaging and sorting functions in addition to storage



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



B) Portfolio Data and Other Materials



The map illustrates the Greater Tokyo Area, highlighting planned logistics centers and expressways. Key locations include Saitama-Pref., Ibaraki-Pref., Chiba-Pref., and Kanagawa-Pref. Major expressways shown are the Kanetsu EXPWY, Joban EXPWY, and various regional routes. Planned logistics centers are marked with red dots and labels: NEW L-21 (IIF-Iruma), NEW L-20 (IIF Misato), NEW L-23 (IIF Inzai), NEW L-10 (IIF Narashino Logistics Center II), and NEW L-21 (IIF-Iruma). Other centers include F-1 through F-6 and L-1 through L-19. The map also shows the Tokyo International Airport (Haneda Airport) and Narita International Airport. A legend indicates that green dashed lines represent expressways 'Scheduled to open'.

Portfolio Summary (As of end June 2014)

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

Infrastructure 3 properties



I-2 IIF Haneda Airport MC

I-3 IIF Zama
IT Solution Center

I-4 IIF Shinagawa DC

(Note1) "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".

(Note2) IIF acquired "IIF Kawasaki Science Center" (to be developed) component upon its completion as of May 16, 2014, and it has changed its property name to "IIF Kawasaki Science Center" after completed the building as of the day.

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 (Note 4) | PML (Note 5) |
|---|--|------------|--------------------------|-------------------------|---------------------------------|--------------|--|--------------|--------------------------------|--------------|-------------------------|--------------|
| L-1 | IIF Shinonome Logistics Center (Note 6) | | Koto-ku, Tokyo | Feb 2006 | 13,700 | 7.5% | 15,476 | 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% | 7,560 | 3.7% | 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% | 6,530 | 3.2% | 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% | 2,030 | 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% | 2,460 | 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% | 1,630 | 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% | 2,340 | 1.2% | 19,834.71m ² | 2.6% | 100.0% | — |
| L-10 | IIF Narashino Logistics Center II (Note 7) (land with leasehold) | | Narashino-shi, Chiba | — | 3,350 | 1.8% | 5,830 | 2.9% | 58,070.00m ² | 7.6% | 100.0% | — |
| | NEW (building with leasehold) | | | Apr 1991 | 1,200 | 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% | 3,550 | 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% | 2,910 | 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% | 1,880 | 0.9% | 8,995.00m ² | 1.2% | 100.0% | 4.2% |
| L-14 | IIF Nagoya Logistics Center | | Nagoya-shi, Aichi | Apr 1990 | 1,050 | 0.6% | 1,180 | 0.6% | 8,721.01m ² | 1.1% | 0.0% | 9.1% |
| L-15 | IIF Atsugi Logistics Center III | | Atsugi-shi, Kanagawa | Oct 1981 | 2,290 | 1.3% | 2,740 | 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% | 3,500 | 1.7% | 11,705.02m ² | 1.5% | 100.0% | 10.7% |
| L-17 | IIF Kobe Logistics Center | | Kobeshi, Hyogo | Jan 2001 | 5,193 | 2.9% | 6,200 | 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% | 2,730 | 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% | 2,450 | 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 | 1.9% | 4,320 | 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 | 1.7% | 3,710 | 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% | 1,790 | 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% | 1,160 | 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% | 1,100 | 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 | 1.9% | 4,030 | 2.0% | 22,768.24m ² | 3.0% | 100.0% | 4.8% |
| Logistics Centers Total | | | | | 71,477 | 39.3% | 87,106 | 43.1% | 448,041.24m² | 58.8% | 97.9% | — |
| F-1 | IIF Totsuka Technology Center (land with leasehold) | | Yokohama-shi, Kanagawa | — | 4,500 | 2.5% | 4,960 | 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% | 1,290 | 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% | 9,480 | 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 | 4.8% | 11,400 | 5.6% | 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% | 7,890 | 3.9% | 21,896.56m ² | 2.9% | 100.0% | 7.7% |
| F-6 | IIF Kawasaki Science Center (note8) | NEW | Kawasaki-shi, Kanagawa | May 2014 | 2,168 | 1.2% | 2,730 | 1.4% | 2,941.80m ² | 0.4% | 100.0% | 9.7% |
| Manufacturing and R&D Facilities Total (Excluding <Reference>) | | | | | 32,468 | 17.8% | 37,750 | 18.7% | 99,596.62m² | 13.1% | 100.0% | — |

Our Portfolio (2)

Infrastructure and Portfolio Total

| Property Number | Name of Property | | Location | Date Completed (Note 1) | Acquisition Price | | Appraisal Value as of the End of Period (million yen) (Note 2) | | Total Leasable Area (Note 3) | | Occupancy Rate (Note 4) | PML (Note 5) |
|---------------------------------|---|-----|---------------------|-------------------------|-------------------|------------|--|------------|------------------------------|------------|-------------------------|------------------------|
| | | | | | (million yen) | Percentage | (million yen) | Percentage | (Note 3) | Percentage | | |
| I-1 | IIF Kobe District Heating and Cooling Center | | Kobe-shi, Hyogo | Apr 1990 | 18,100 | 9.9% | 14,700 | 7.3% | 11,275.39m ² | 1.5% | 100.0% | 4.7% |
| I-2 | IIF Haneda Airport Maintenance Center | | Ohta-ku, Tokyo | Jun 1993 | 41,110 | 22.6% | 39,600 | 19.6% | 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 | 2.7% | 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% | 6,760 | 3.3% | 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% | 6,050 | 3.0% | 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% | 2,270 | 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 | 1.0% | 2,180 | 1.1% | 51,583.70m ² | 6.8% | 100.0% | — |
| Infrastructure Facilities Total | | | | | 78,144 | 42.9% | 77,100 | 38.2% | 213,796.97m ² | 28.1% | 100.0% | — |
| Portfolio Total | | | | | 182,089 | 100.0% | 201,956 | 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 June 30, 2014.

(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) "Occupancy rate" refers to the date as of Aug 18, 2014.

(Note 5) "PML" is based on surveys carried out in June 2014. PML figures for IIF Haneda Airport Maintenance Center are for M1 and M2 earthquakes.

(Note 6) 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 7) With respect to IIF Narashino Logistics Center II (Land), in accordance with acquiring the building with leasehold interest on Feb 7, 2014, the name was changed to "IIF Narashino Logistics Center II" and both the land and the building with leasehold interest are going to be managed in an integrated manner. IIF owns the trust beneficiary interests with respect to the land and the building with leasehold interest.

(Note 8) IIF acquired "IIF Kawasaki Science Center" (to be developed) component upon its completion as of May 16, 2014, and it has changed its property name to "IIF Kawasaki Science Center" after completed the building as of the day.

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 | 6.5% | Fixed-term | 2006/2/21 ~ 2026/2/20 | 20.0 years | 11.5 years |
| L-4 | IIF Noda Logistics Center | Mitsubishi Corporation LT, Inc. Mitsubishi Electric Logistics Corporation | Not disclosed | - | Fixed-term | 2006/4/10 ~ 2016/4/10 | 10.0 years | 1.6 years |
| L-5 | IIF Shinsuna Logistics Center | Sagawa Express Co., Ltd. | 348 | 2.8% | Ordinary Building Lease | 1998/7/15 ~ 2018/7/14 | 20.0 years | 3.9 years |
| L-6 | IIF Atsugi Logistics Center | Fuji Logitech Co., Ltd. | Not disclosed | - | Fixed-term | 2012/7/1 ~ 2017/6/30 | 5.0 years | 2.9 years |
| L-7 | IIF Koshigaya Logistics Center | Kabushikigaisya Tsukasa | 151 | 1.2% | Fixed-term | 2011/1/1 ~ 2020/12/31 | 10.0 years | 6.4 years |
| L-8 | IIF Nishinomiya Logistics Center | Suzuyo Corporation | 119 | 1.0% | Fixed-term | 2005/8/25 ~ 2025/8/31 | 20.0 years | 11.0 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 | 7.0 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 ~ 2061/4/27 | 50.0 years | 46.7 years |
| L-10 | 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 | 14.5 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 | 8.0 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 | 9.6 years |
| L-13 | IIF Saitama Logistics Center | MM Corporation | 134 | 1.1% | Fixed-term | 2014/12/1 ~ 2019/11/30 | 5.0 years | 5.3 years |
| L-14 | IIF Nagoya Logistics Center | — | — | — | — | — ~ — | 0.0 years | 0.0 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 | 2.5 years |
| L-16 | IIF Kawaguchi Logistics Center | Meiji Logitech Co., Ltd. | Not disclosed | - | Fixed-term | 2014/7/1 ~ 2024/6/30 | 10.0 years | 9.9 years |
| L-17 | IIF Kobe Logistics Center | Nissin Corporation | Not disclosed | - | Ordinary Building Lease | 2013/2/7 ~ 2024/9/30 | 11.7 years | 10.1 years |
| L-18 | IIF Higashi Osaka Logistics Center | Settsu Warehouse Co., Ltd. Settsu Warehouse Co., Ltd. Sega Logistics Service Co., Ltd. | Not disclosed Not disclosed Not disclosed | - - - | Fixed-term Fixed-term Ordinary Building Lease | 2011/4/1 ~ 2018/3/31 2014/11/1 ~ 2015/10/31 2013/4/1 ~ 2015/3/31 | 7.0 years 1.0 years 2.0 years | 3.6 years 1.2 years 0.6 years |
| L-19 | IIF Kashiwa Logistics Center | Nippon Express Co., Ltd. | Not disclosed | - | Fixed-term | 2012/12/1 ~ 2017/11/30 | 5.0 years | 3.3 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 | 7.6 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 | 26.4 years |
| L-22 | IIF Tosu Logistics Center NEW | Sagawa Express Co., Ltd. Hinode Corporation | Not disclosed Not disclosed | - - | Ordinary Building Lease Ordinary Building Lease | 2010/10/1 ~ 2015/9/30 2007/9/27 ~ 2021/6/30 | 5.0 years 13.8 years | 1.1 years 6.9 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 | 7.6 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 | 1.1 years |
| L-25 | IIF Hiroshima Logistics Center NEW | Muroo Co., Ltd. | Not disclosed | - | Fixed-term | 2014/1/9 ~ 2029/1/8 | 15.0 years | 14.4 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 | 25.6 years |
| F-2 | IIF Yokohama Tsuduki Technology Center | TÜV Rheinland Japan Ltd. | 115 | 0.9% | Fixed-term | 2008/10/1 ~ 2030/9/30 | 22.0 years | 16.1 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 | 4.5 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 | 2.6 years |
| F-5 | IIF Kamata R&D Center | Tokyo KEIKI Inc. | Not disclosed | - | Fixed-term | 2011/5/1 ~ 2026/3/31 | 14.9 years | 11.6 years |
| F-6 | IIF Kawasaki Science Center NEW | Johnson & Johnson K.K. Medical Company | Not disclosed | - | Fixed-term | 2014/5/16 ~ 2029/5/15 | 15.0 years | 14.8 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 | 5.2% | Fixed-term | 2012/6/7 ~ 2024/6/6 | 12.0 years | 9.8 years |
| | | | 20 | 0.2% | Fixed-term | 2012/6/7 ~ 2024/6/6 | 12.0 years | 9.8 years |
| I-2 | IIF Haneda Airport Maintenance Center | Japan Airlines Co., Ltd. | 1,849 | 15.1% | Fixed-term | 2010/8/10 ~ 2025/12/31 | 15.4 years | 11.4 years |
| I-3 | IIF Zama IT Solution Center | IBM Japan, Ltd. | Not disclosed | - | Fixed-term | 2011/7/26 ~ 2021/7/25 | 10.0 years | 6.9 years |
| I-4 | IIF Shinagawa Data Center | XYMAX PROPERTIES Corporation | Not disclosed | - | Fixed-term | 2012/3/7 ~ 2022/3/6 | 10.0 years | 7.6 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 | 8.5 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 | 8.5 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 | 49.4 years |
| | | | | | | | 14.5 years | 10.3 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 Aug 18, 2014. With respect to renewed lease agreements renewed Lease Term and Annual Rent is provided. 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 Aug. 18, 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 Narashino Logistics Center II (Land), in accordance with acquiring the building with leasehold interest on Feb 7, 2014, the name was changed to "IIF Narashino Logistics Center II" and both the land and the building with leasehold interest are going to be managed in an integrated manner. IIF owns the trust beneficiary interests with respect to the land and the building with leasehold interest.

(Note 6) With respect to IIF Saitama Logistics Center, as we have entered into the new fixed-term building lease contract ("new lease contract") which will take effective from Dec 1, 2014, the information is based on the new lease contract. Lease Term Remaining is the sum of lease term remaining for the current lease contract and new lease contract.

(Note 7) With respect to IIF Higashi Osaka Logistics Center, as we have entered into the new fixed-term building lease contract ("new lease contract") which will take effective from Nov 1, 2014, the information is based on the new lease contract. Lease Term Remaining is the sum of lease term remaining for the current lease contract and new lease contract.

Appraisal Values (1)

Logistics Centers and Manufacturing R&D Facilities

| 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 | Period-Over-period | Period-Over-period (%) | | 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) | 13,256 | 15,200 | 15,476 | +276 | + 1.8% | 4.8% | 4.4% | 5.0% | (0.1p) | (0.1p) | (0.1p) |
| L-4 | IIF Noda Logistics Center | 5,778 | 7,410 | 7,560 | +150 | + 2.0% | 5.1% | 4.9% | 5.3% | (0.1p) | (0.1p) | (0.1p) |
| L-5 | IIF Shinsuna Logistics Center | 5,256 | 6,400 | 6,530 | +130 | + 2.0% | 4.8% | 4.5% | 4.8% | (0.1p) | (0.1p) | (0.1p) |
| L-6 | IIF Atsugi Logistics Center | 1,770 | 2,000 | 2,030 | +30 | + 1.5% | 5.5% | 5.1% | 5.6% | (0.1p) | (0.1p) | (0.1p) |
| L-7 | IIF Koshigaya Logistics Center | 1,884 | 2,420 | 2,460 | +40 | + 1.7% | 5.4% | 5.1% | 5.5% | (0.1p) | (0.1p) | (0.1p) |
| L-8 | IIF Nishinomiya Logistics Center | 1,218 | 1,620 | 1,630 | +10 | + 0.6% | 5.9% | 5.6% | 6.1% | 0.0p | 0.0p | 0.0p |
| L-9 | IIF Narashino Logistics Center (land with leasehold) | 1,223 | 2,240 | 2,340 | +100 | + 4.5% | --- | 4.8% | --- | --- | (0.1p) | --- |
| L-10 | IIF Narashino Logistics Center II ^{(Note 3)(Note 4)} | 4,660 | 5,630 | 5,830 | +200 | + 3.6% | 5.4% | 5.2% | 5.6% | --- | --- | --- |
| L-11 | IIF Atsugi Logistics Center II | 3,328 | 3,480 | 3,550 | +70 | + 2.0% | 5.3% | 5.0% | 5.6% | (0.1p) | (0.1p) | (0.1p) |
| L-12 | IIF Yokohama Tsuduki Logistics Center | 2,371 | 2,840 | 2,910 | +70 | + 2.5% | 5.1% | 4.9% | 5.3% | (0.1p) | (0.1p) | (0.1p) |
| L-13 | IIF Saitama Logistics Center | 1,529 | 1,820 | 1,880 | +60 | + 3.3% | 5.7% | 5.4% | 6.0% | (0.2p) | (0.2p) | (0.2p) |
| L-14 | IIF Nagoya Logistics Center | 1,145 | 1,160 | 1,180 | +20 | + 1.7% | 6.3% | 5.8% | 6.4% | + 0.1p | (0.1p) | (0.1p) |
| L-15 | IIF Atsugi Logistics Center III | 2,353 | 2,690 | 2,740 | +50 | + 1.9% | 5.5% | 5.2% | 5.7% | (0.1p) | (0.1p) | (0.1p) |
| L-16 | IIF Kawaguchi Logistics Center | 1,919 | 2,900 | 3,500 | +600 | + 20.7% | 5.4% | 5.2% | 5.5% | (0.2p) | (0.2p) | (0.2p) |
| L-17 | IIF Kobe Logistics Center | 5,372 | 6,030 | 6,200 | +170 | + 2.8% | 5.4% | 5.2% | 5.6% | (0.1p) | (0.1p) | (0.1p) |
| L-18 | IIF Higashi Osaka Logistics Center | 2,397 | 2,670 | 2,730 | +60 | + 2.2% | 5.7% | 5.4% | 5.8% | (0.1p) | (0.1p) | (0.1p) |
| L-19 | IIF Kashiwa Logistics Center | 1,880 | 2,400 | 2,450 | +50 | + 2.1% | 5.7% | 5.2% | 5.8% | (0.1p) | (0.1p) | (0.1p) |
| L-20 | IIF Misato Logistics Center ^(Note 3) | 3,589 | 4,220 | 4,320 | +100 | + 2.4% | 5.3% | 5.1% | 5.4% | (0.1p) | (0.1p) | (0.1p) |
| L-21 | IIF Iruma Logistics Center ^(Note 3) | 3,281 | 3,590 | 3,710 | +120 | + 3.3% | 5.7% | 5.2% | 6.1% | (0.2p) | (0.2p) | (0.2p) |
| L-22 | IIF Tosu Logistics Center ^(Note 3) | 1,592 | 1,740 | 1,790 | +50 | + 2.9% | 5.7% | 5.5% | 5.8% | (0.1p) | (0.1p) | (0.1p) |
| L-23 | IIF Inzai Logistics Center ^(Note 3) | 1,075 | 1,140 | 1,160 | +20 | + 1.8% | 6.4% | 6.2% | 6.5% | (0.1p) | (0.1p) | (0.1p) |
| L-24 | IIF Morioka Logistics Center ^(Note 3) | 612 | 1,080 | 1,100 | +20 | + 1.9% | 6.7% | 6.5% | 6.8% | (0.1p) | (0.1p) | (0.1p) |
| L-25 | IIF Hiroshima Logistics Center ^(Note 3) | 3,596 | 3,890 | 4,030 | +140 | + 3.6% | 5.9% | 5.7% | 6.0% | (0.1p) | (0.1p) | (0.1p) |
| Logistics Centers Total | | 71,084 | 84,570 | 87,106 | +2,536 | + 3.0% | | | | | | |
| F-1 | IIF Totsuka Technology Center (land with leasehold) | 4,553 | 4,900 | 4,960 | +60 | + 1.2% | --- | 5.7% | --- | --- | (0.1p) | --- |
| F-2 | IIF Yokohama Tsuduki Technology Center | 1,172 | 1,270 | 1,290 | +20 | + 1.6% | 5.7% | 5.7% | 6.1% | (0.1p) | (0.1p) | (0.1p) |
| F-3 | IIF Mitaka Card Center | 9,255 | 9,320 | 9,480 | +160 | + 1.7% | 5.9% | 5.7% | 6.1% | (0.1p) | (0.1p) | (0.1p) |
| F-4 | IIF Shinonome R&D Center | 9,145 | 11,100 | 11,400 | +300 | + 2.7% | 5.6% | 5.4% | 5.8% | (0.1p) | (0.1p) | (0.1p) |
| F-5 | IIF Kamata R&D Center | 7,490 | 7,750 | 7,890 | +140 | + 1.8% | 5.8% | 5.5% | 6.0% | (0.1p) | (0.1p) | (0.1p) |
| F-6 | IIF Kawasaki Science Center | 2,234 | 2,610 | 2,730 | +120 | + 4.6% | 5.7% | 5.5% | 5.9% | (0.1p) | (0.1p) | (0.1p) |
| Manufacturing and R&D Facilities Total | | 33,852 | 36,950 | 37,750 | +800 | + 2.2% | | | | | | |

Appraisal Values (2)

Infrastructure Facilities and Portfolio Total

| 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 |
| I-1 | IIF Kobe District Heating and Cooling Center | 17,134 | 14,700 | 14,700 | --- | --- | 4.5% | 3.7% | 4.7% | 0.0p | 0.0p | 0.0p |
| I-2 | IIF Haneda Airport Maintenance Ceter | 40,024 | 39,500 | 39,600 | +100 | + 0.3% | 4.5% | 3.6% | 5.0% | 0.0p | 0.0p | 0.0p |
| I-3 | IIF Zama IT Solution Center | 5,400 | 5,540 | 5,540 | --- | --- | 7.2% | 5.8% | 7.8% | 0.0p | 0.0p | 0.0p |
| I-4 | IIF Shinagawa Data Center | 5,175 | 6,580 | 6,760 | +180 | + 2.7% | 4.5% | 5.0% | 5.4% | (0.1p) | (0.1p) | (0.1p) |
| I-5 | IIF Osaka Toyonaka Data Center | 5,651 | 6,040 | 6,050 | +10 | + 0.2% | 6.4% | 5.5% | 6.0% | (0.1p) | (0.1p) | (0.1p) |
| I-6 | IIF Osaka Nanko IT Solution Center | 1,299 | 2,070 | 2,270 | +200 | + 9.7% | 6.3% | 5.9% | 7.0% | 0.0p | 0.0p | 0.0p |
| I-7 | IIF Nagoya Port Tank Termina ^(Note 3) | 1,990 | 2,180 | 2,180 | --- | --- | 5.8% | 5.0% | 6.5% | 0.0p | 0.0p | 0.0p |
| Infrastructure Facilities Total | | 76,677 | 76,610 | 77,100 | +490 | + 0.6% | | | | | | |
| Portfolio Total | | 181,614 | 198,130 | 201,956 | +3,826 | + 1.9% | | | | | | |

(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) "End of 13th Period" and "period over period" refer to figures provided in the respective appraisal reports as of Nov 30 2013 or 1 Dec 2013.

(Note 4) As we have obtained Appraisal Value separately for the land and the building with leasehold interest, there is no figures of "Applied Rate" which could be used for comparison

(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 | 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 |
| - | Kyo-tanabe Logistics Center | 11 | 3,120 | 3,180 | +60 | + 1.9% | 5.5% | 5.3% | 5.7% | (0.1p) | (0.1p) | (0.1p) |

(Note 1) "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 June 30, 2014.

(Note 2) "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) | |
|---------------------------------|-------------------|-----------------|------------------|------------------|------------------|-----------------|------------------|------------------|-------------------|-----------------|---------------------|-----------------|-------------------|------------------|----------------------|------------------|-------------------|------------------|
| | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days |
| Days | | | | | | | | | | | | | | | | | | |
| Rent | 397 | 397 | | | 173 | 173 | | | 75 | 75 | 59 | 59 | | | 115 | | | |
| Others | 0 | 0 | | | - | 0 | | | 0 | 0 | 0 | 0 | | | - | | | |
| Total rental business income | 397 | 397 | | | 173 | 173 | | | 75 | 75 | 60 | 60 | | | 115 | | | |
| Taxes and public dues | 30 | 30 | | | 15 | 15 | | | 4 | 4 | 8 | 8 | | | 8 | | | |
| Management expenses | 0 | 0 | Not Disclosed | Not Disclosed | 0 | 0 | Not Disclosed | Not Disclosed | 0 | 0 | 0 | 0 | Not Disclosed | Not Disclosed | - | Not Disclosed | Not Disclosed | Not Disclosed |
| Repair expenses | 1 | 0 | | | 0 | - | | | - | 0 | - | 0 | | | - | | | |
| Insurance cost and trust fee | 1 | 1 | | | 1 | 1 | | | 0 | 0 | 1 | 1 | | | 0 | | | |
| Others | 0 | 0 | | | 0 | 0 | | | 0 | 0 | 0 | 0 | | | 0 | | | |
| Total rental business expenses | 33 | 33 | | | 18 | 18 | | | 5 | 6 | 10 | 11 | | | 9 | | | |
| N O I | 364 | 364 | 199 | 199 | 154 | 155 | 46 | 46 | 69 | 69 | 49 | 48 | 38 | 38 | 106 | 170 | 111 | 110 |
| Depreciation and amortization | 47 | 47 | 58 | 58 | 13 | 14 | 33 | 33 | 22 | 22 | 11 | 10 | - | 0 | - | 5 | 17 | 17 |
| Rental business profit | 316 | 316 | 140 | 140 | 140 | 141 | 13 | 13 | 46 | 46 | 38 | 38 | 38 | 38 | 106 | 165 | 94 | 93 |
| Total deposits (Ending balance) | 1,457 | 1,457 | Not Disclosed | Not Disclosed | 277 | 238 | Not Disclosed | Not Disclosed | 37 | 37 | 89 | 89 | Not Disclosed | Not Disclosed | 115 | Not Disclosed | Not Disclosed | Not Disclosed |

| Item | L12 (Yokohama Tsuzuki) | | L13 (Saitama) | | L14 (Nagoya) | | L15 (Atsugill) | | L16 (Kawaguchi) | | L17 (Kobe) | | L18 (Higashi Osaka) | | L19 (Kashiwa) | | L20 (Misato) | |
|---------------------------------|---------------------------|------------------|------------------|-----------------|-----------------|-----------------|-------------------|------------------|--------------------|------------------|------------------|------------------|------------------------|------------------|------------------|------------------|-----------------|------------------|
| | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 0days | 14th 144days |
| Days | | | | | | | | | | | | | | | | | | |
| Rent | | | 66 | 66 | 48 | 19 | | | | | | | | | | | - | - |
| Others | | | 0 | 0 | - | 48 | | | | | | | | | | | - | - |
| Total rental business income | | | 67 | 66 | 48 | 68 | | | | | | | | | | | - | - |
| Taxes and public dues | Not Disclosed | Not Disclosed | 3 | 3 | 5 | 5 | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | - | Not Disclosed |
| Management expenses | | | 0 | 0 | 0 | 0 | | | | | | | | | | | - | - |
| Repair expenses | | | - | 0 | 0 | - | | | | | | | | | | | - | - |
| Insurance cost and trust fee | | | 0 | 0 | 0 | 0 | | | | | | | | | | | - | - |
| Others | | | 1 | 1 | 0 | 0 | | | | | | | | | | | - | - |
| Total rental business expenses | | | 5 | 5 | 7 | 7 | | | | | | | | | | | - | - |
| N O I | 76 | 74 | 61 | 61 | 41 | 60 | 80 | 79 | 60 | 31 | 202 | 187 | 92 | 87 | 74 | 68 | - | 100 |
| Depreciation and amortization | 12 | 12 | 10 | 10 | 4 | 4 | 10 | 10 | 6 | 7 | 36 | 36 | 6 | 6 | 8 | 8 | - | 14 |
| Rental business profit | 64 | 61 | 51 | 50 | 36 | 56 | 69 | 69 | 53 | 24 | 166 | 151 | 86 | 81 | 65 | 60 | - | 86 |
| Total deposits (Ending balance) | Not Disclosed | Not Disclosed | 33 | 33 | 48 | 0 | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | - | Not Disclosed |

| Item | L21 (Iruma) | | L22 (Tosu) | | L23 (Inzai) | | L24 (Morioka) | | L25 (Hiroshima) | |
|---------------------------------|----------------|------------------|---------------|------------------|----------------|------------------|------------------|------------------|--------------------|------------------|
| | 13th 0days | 14th 144days | 13th 0days | 14th 144days | 13th 0days | 14th 144days | 13th 0days | 14th 144days | 13th 0days | 14th 109days |
| Days | | | | | | | | | | |
| Rent | - | | - | | - | | - | | - | |
| Others | - | | - | | - | | - | | - | |
| Total rental business income | - | | - | | - | | - | | - | |
| Taxes and public dues | - | Not Disclosed | - | Not Disclosed | - | Not Disclosed | - | Not Disclosed | - | Not Disclosed |
| Management expenses | - | | - | | - | | - | | - | |
| Repair expenses | - | | - | | - | | - | | - | |
| Insurance cost and trust fee | - | | - | | - | | - | | - | |
| Others | - | | - | | - | | - | | - | |
| Total rental business expenses | - | | - | | - | | - | | - | |
| N O I | - | 91 | - | 46 | - | 32 | - | 32 | - | 79 |
| Depreciation and amortization | - | 19 | - | 8 | - | 4 | - | 4 | - | 16 |
| Rental business profit | - | 71 | - | 38 | - | 27 | - | 27 | - | 62 |
| Total deposits (Ending balance) | - | Not Disclosed | - | Not Disclosed | - | Not Disclosed | - | Not Disclosed | - | Not Disclosed |

Cash Flow from Our Portfolio (2)

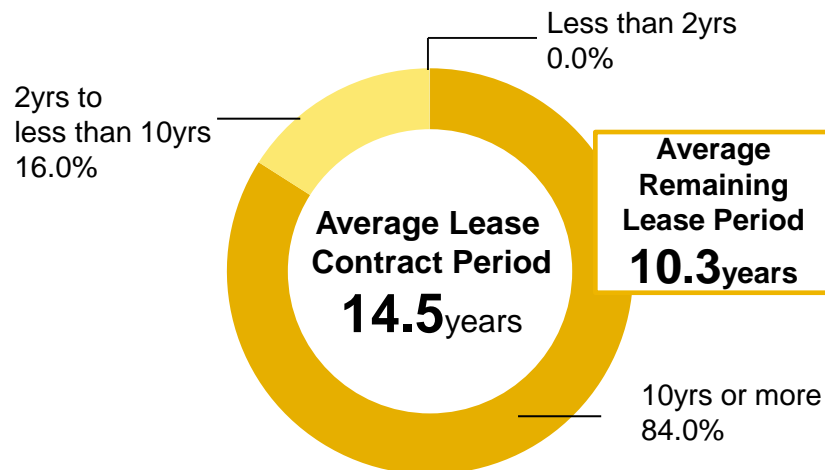
| Item | F1 (Totsuka) | | F2 (Yokohama Tsuzuki) | | F3 (Mitaka) | | F4 (Shinonome R&D) | | F5 (Kamata) | | F6 (Kawasaki) | |
|---------------------------------|-----------------|-----------------|--------------------------|-----------------|-----------------|-----------------|-----------------------|-----------------|-----------------|-----------------|------------------|-----------------|
| | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days |
| Days | | | | | | | | | | | | |
| Rent | 154 | 154 | 57 | 57 | 364 | 364 | | | | | | |
| Others | 0 | 0 | 0 | - | 0 | 0 | | | | | | |
| Total rental business income | 154 | 154 | 57 | 57 | 364 | 364 | | | | | | |
| Taxes and public dues | 16 | 16 | 8 | 8 | 46 | 46 | | | | | | |
| Management expenses | - | - | 6 | 6 | 4 | 4 | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed |
| Repair expenses | - | - | 0 | 0 | 9 | - | | | | | | |
| Insurance cost and trust fee | 0 | 0 | 0 | 0 | 1 | 1 | | | | | | |
| Others | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| Total rental business expenses | 17 | 17 | 16 | 16 | 62 | 52 | | | | | | |
| N O I | 137 | 137 | 41 | 41 | 302 | 311 | 318 | 330 | 237 | 234 | 19 | 34 |
| Depreciation and amortization | - | - | 4 | 4 | 37 | 37 | 46 | 55 | 24 | 24 | - | 7 |
| Rental business profit | 137 | 137 | 37 | 37 | 264 | 274 | 272 | 274 | 212 | 210 | 19 | 26 |
| Total deposits (Ending balance) | 276 | 276 | 92 | 92 | 182 | 182 | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed |

| Item | I1 (Kobe) | | I2 (Haneda) | | I3 (Zama) | | I4 (Shinagawa) | | I5 (Osaka Toyonaka) | | I6 (Osaka Nanko) | | I7 (Nagoya Port) | | 13th (Actual) | 14th (Actual) |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|-----------------|------------------------|-----------------|---------------------|-----------------|---------------------|-----------------|------------------|------------------|
| | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 184days | 14th 181days | 13th 0days | 14th 144days | | |
| Days | | | | | | | | | | | | | | | | |
| Rent | 330 | 330 | 1,337 | 1,341 | | | | | | | | | - | - | 5,730 | 6,232 |
| Others | 0 | 0 | 0 | 0 | | | | | | | | | - | - | 307 | 343 |
| Total rental business income | 330 | 330 | 1,337 | 1,341 | | | | | | | | | - | - | 6,037 | 6,575 |
| Taxes and public dues | 11 | 11 | 92 | 92 | | | | | | | | | - | - | 439 | 498 |
| Management expenses | 0 | 0 | 0 | 0 | | | | | | | | | - | - | 82 | 83 |
| Repair expenses | 1 | 0 | - | - | | | | | | | | | - | - | 54 | 55 |
| Insurance cost and trust fee | 1 | 1 | 5 | 5 | | | | | | | | | - | - | 27 | 30 |
| Others | 0 | 0 | 322 | 326 | | | | | | | | | - | - | 632 | 635 |
| Total rental business expenses | 15 | 14 | 420 | 423 | | | | | | | | | - | - | 1,237 | 1,303 |
| N O I | 314 | 315 | 917 | 918 | 201 | 201 | 155 | 163 | 218 | 208 | 105 | 85 | - | 52 | 4,800 | 5,272 |
| Depreciation and amortization | 126 | 126 | 232 | 232 | 35 | 35 | 24 | 25 | 22 | 23 | 8 | 9 | - | - | 863 | 955 |
| Rental business profit | 188 | 189 | 684 | 685 | 165 | 165 | 131 | 138 | 195 | 185 | 96 | 76 | - | 52 | 3,937 | 4,316 |
| Total deposits (Ending balance) | 2,154 | 2,154 | 973 | 974 | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | - | Not Disclosed | 9,190 | 9,814 |

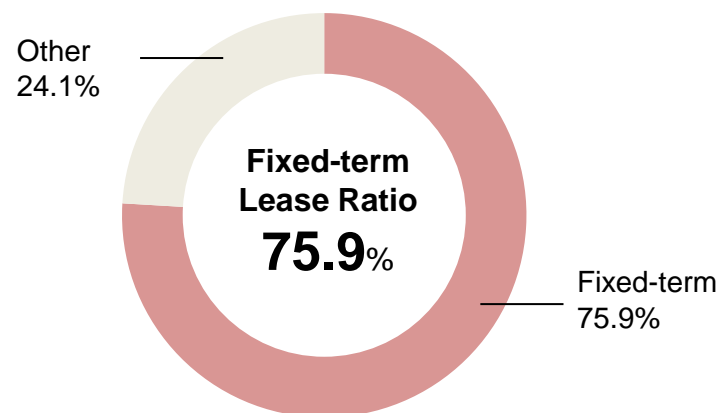
Consistent stable and long-term portfolio strategy

Long-term stable cash flow supported by long-term stable lease contracts

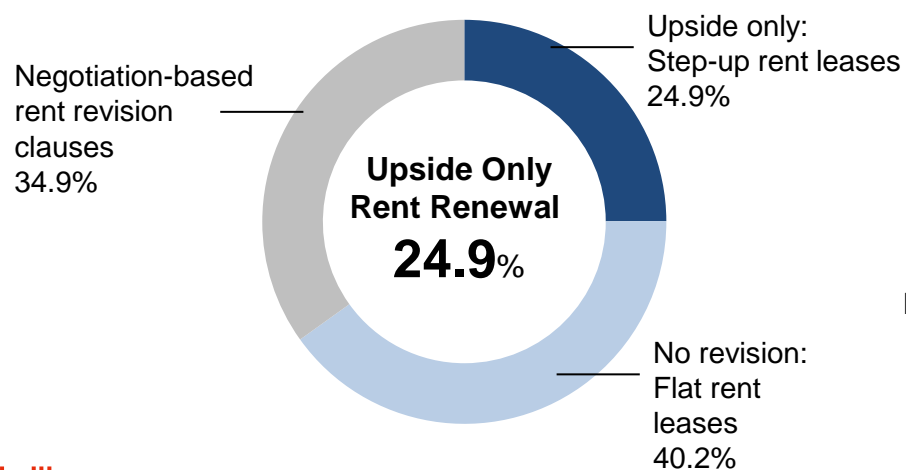
Lease Period



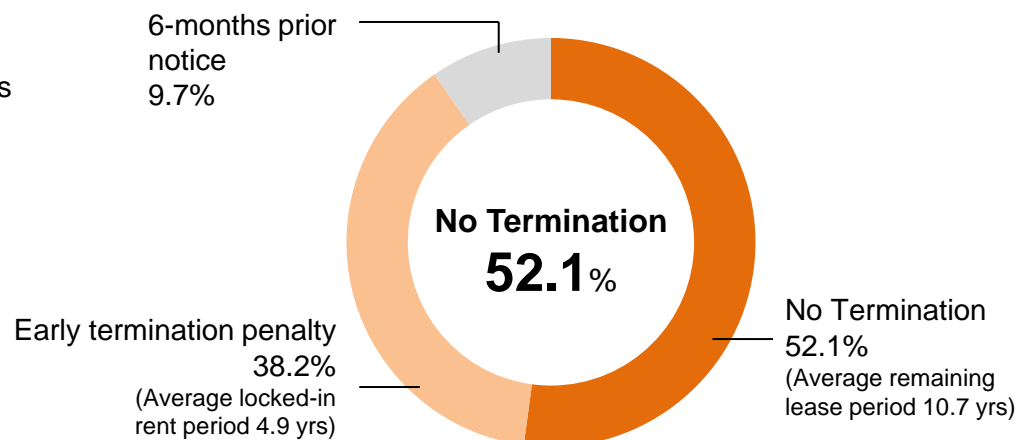
Contract Type



Rent Renewal Provision



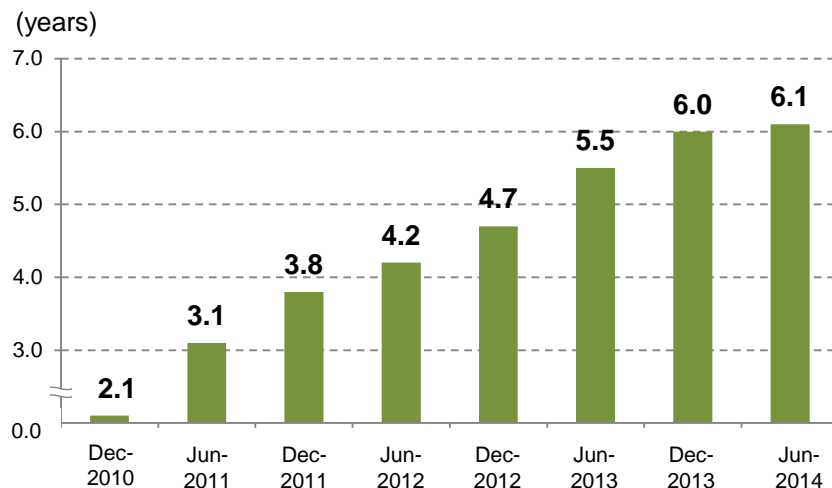
Termination Option



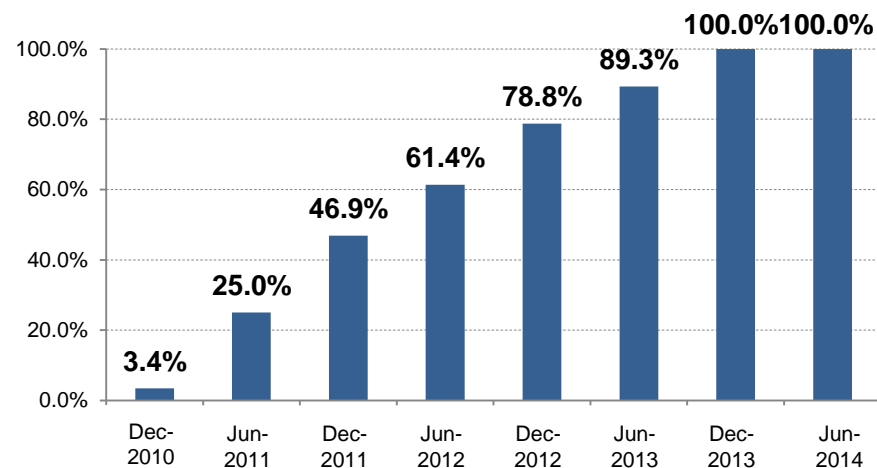
Consistent fixed long-term debt strategy - stable debt finance structure with cost control

Our track records of various measures on enhancement of long-term stability of our debt finance

Average Remaining Period to Maturity

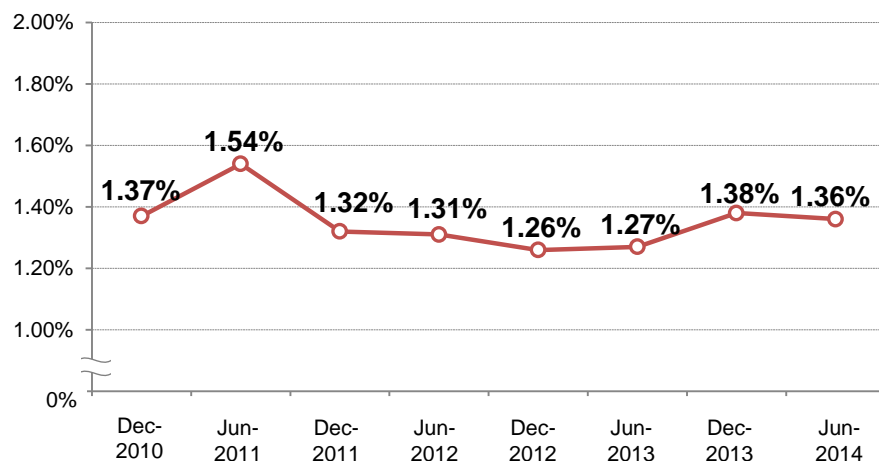


Fixed Debt Ratio

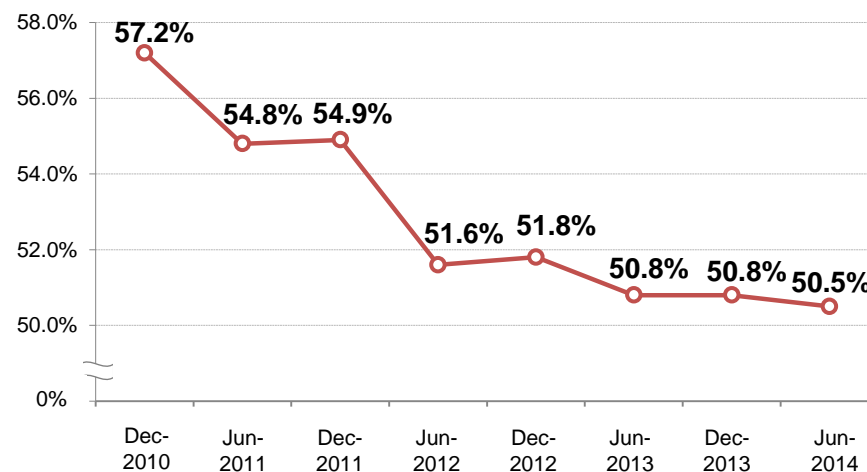


Weighted Average Interest Rate

Keeping the borrowing cost almost same range while improving stability in terms of longer maturity and fixed debt ratio



LTV



Debt Stability

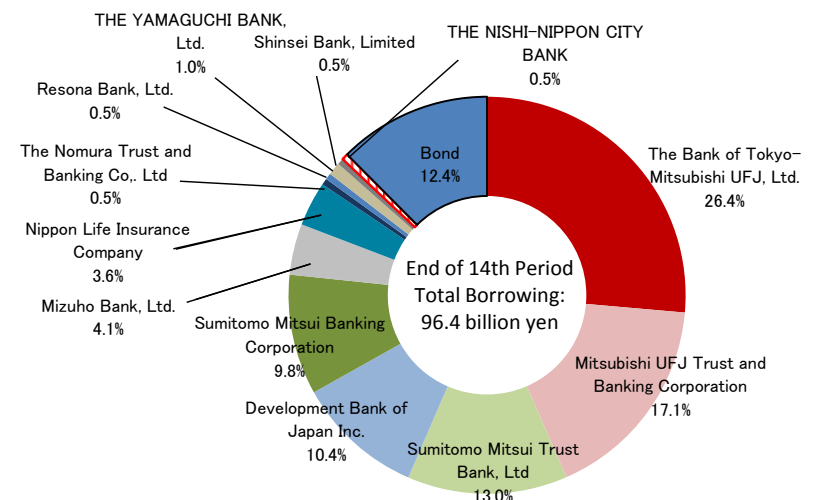
Lender Status

| | Classification | Outstanding Balance (million yen)(Note 1)(Note 2) | | Date of Borrowing | Interest Rate (Note 3) (%) | Maturity date | Fixed/ Variable | Borrowing term | Remaining period (Note 5) |
|---------------------|--|--|--------|----------------------|----------------------------------|---------------|--------------------|-------------------|---------------------------------|
| | Lender | Breakdown | Total | | | | | | |
| Long-term borrowing | Development Bank of Japan Inc. | 5,000 | 5,000 | Feb. 28, 2011 | 1.70000 | Feb. 27, 2018 | Fixed | 7 years | 3.7 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 3,200 | | | | | | | |
| | Mitsubishi UFJ Trust and Banking Corporation | 2,950 | 8,500 | Mar. 11, 2011 | 1.76500 | Mar. 9, 2018 | Fixed (Note 4) | 7 years | 3.7 years |
| | Sumitomo Mitsui Trust Bank, Limited | 2,350 | | | | | | | |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 2,000 | 2,000 | Aug. 31, 2011 | 1.16750 | Aug. 31, 2016 | Fixed (Note 4) | 5 years | 2.2 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 4) | 6 years | 3.3 years |
| | Sumitomo Mitsui Trust Bank, Limited | 3,080 | | | | | | | |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 2,823 | | | | | | | |
| | Mitsubishi UFJ Trust and Banking Corporation | 2,603 | 7,500 | Mar. 6, 2012 | 0.94500 | Mar. 6, 2017 | Fixed (Note 4) | 5 years | 2.7 years |
| | Sumitomo Mitsui Trust Bank, Limited | 2,074 | | | | | | | |
| | Sumitomo Mitsui Banking Corporation | 1,500 | 1,500 | | 0.94500 | Mar. 6, 2017 | Fixed (Note 4) | 5 years | 2.7 years |
| | Development Bank of Japan Inc. | 1,000 | 1,000 | | 2.22000 | Mar. 29, 2024 | Fixed | 12 years | 9.8 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 1,000 | 1,000 | | 1.90500 | Mar. 30, 2022 | Fixed (Note 4) | 10 years | 7.8 years |
| | Sumitomo Mitsui Banking Corporation | 500 | 500 | | 1.90500 | Mar. 31, 2022 | Fixed (Note 4) | 10 years | 7.8 years |
| | Development Bank of Japan Inc. | 2,000 | 2,000 | | 1.90000 | Mar. 29, 2022 | Fixed | 10 years | 7.8 years |
| | Mizuho Bank, Ltd. | 1,500 | 1,500 | Mar. 30, 2012 | 1.56100 | Mar. 31, 2020 | Fixed (Note 4) | 8 years | 5.8 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 565 | | | | | | | |
| | Mitsubishi UFJ Trust and Banking Corporation | 520 | 1,500 | | 1.32375 | Mar. 29, 2019 | Fixed (Note 4) | 7 years | 4.8 years |
| | Sumitomo Mitsui Trust Bank, Limited | 415 | | | | | | | |
| | Sumitomo Mitsui Banking Corporation | 1,500 | 1,500 | | 1.32375 | Mar. 29, 2019 | Fixed (Note 4) | 7 years | 4.8 years |
| | Nippon Life Insurance Company | 1,000 | 1,000 | | 1.42000 | Jun. 30, 2020 | Fixed | 8 years | 6.0 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 583 | 583 | Jun. 29, 2012 | 1.17500 | Jun. 28, 2019 | Fixed (Note 4) | 7 years | 5.0 years |
| | Sumitomo Mitsui Banking Corporation | 417 | 417 | | 1.17500 | Jun. 28, 2019 | Fixed (Note 4) | 7 years | 5.0 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 2,274 | 2,274 | Sep. 28, 2012 | 1.15750 | Sep. 30, 2019 | Fixed (Note 4) | 7 years | 5.3 years |
| | Sumitomo Mitsui Banking Corporation | 1,626 | 1,626 | | 1.15750 | Sep. 30, 2019 | Fixed (Note 4) | 7 years | 5.3 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 1,000 | 1,000 | | 1.29000 | Feb. 6, 2023 | Fixed | 10 years | 8.6 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 4) | 10 years | 8.6 years |
| | Sumitomo Mitsui Trust Bank, Limited | 966 | | | | | | | |
| | Sumitomo Mitsui Banking Corporation | 500 | 500 | | 1.38980 | Feb. 6, 2023 | Fixed (Note 4) | 10 years | 8.6 years |
| | Nippon Life Insurance Company | 500 | 500 | | 1.55000 | Feb. 6, 2023 | Fixed | 10 years | 8.6 years |
| | Mizuho Bank, Ltd. | 1,000 | 1,000 | Feb. 6, 2013 | 1.48980 | Feb. 6, 2023 | Fixed (Note 4) | 10 years | 8.6 years |
| | Shinsei Bank, Ltd. | 500 | 500 | | 1.38980 | Feb. 6, 2023 | Fixed (Note 4) | 10 years | 8.6 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 188 | | | | | | | |
| | Mitsubishi UFJ Trust and Banking Corporation | 174 | 500 | | 1.22750 | Feb. 4, 2022 | Fixed (Note 4) | 9 years | 7.6 years |
| | Sumitomo Mitsui Trust Bank, Limited | 138 | | | | | | | |
| | Sumitomo Mitsui Banking Corporation | 500 | 500 | | 1.22750 | Feb. 4, 2022 | Fixed (Note 4) | 9 years | 7.6 years |
| | Development Bank of Japan Inc. | 1,000 | 1,000 | | 1.83000 | Feb. 5, 2025 | Fixed | 12 years | 10.6 years |
| | Sumitomo Mitsui Trust Bank, Limited | 2,500 | 2,500 | | 1.68475 | Jun. 30, 2023 | Fixed (Note 4) | 10 years | 9.0 years |
| | Nomura Trust and Banking Co., Ltd. | 500 | | | | | | | |
| | Resona Bank, Ltd. | 500 | 1,500 | Jun. 28, 2013 | 1.24050 | Jun. 30, 2020 | Fixed (Note 4) | 7 years | 6.0 years |
| | THE YAMAGUCHI BANK, Ltd. | 500 | | | | | | | |
| | Nippon Life Insurance Company | 2,000 | 2,000 | | 1.75000 | Jun. 28, 2024 | Fixed | 11 years | 10.0 years |
| | Mizuho Bank, Ltd. | 1,500 | 1,500 | | 1.64650 | Jun. 30, 2022 | Fixed (Note 4) | 9 years | 8.0 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 3,900 | | | | | | | |
| | Mitsubishi UFJ Trust and Banking Corporation | 3,600 | 7,500 | Oct. 18, 2013 | 1.40200 | Oct. 18, 2023 | Fixed (Note 4) | 10 years | 9.3 years |
| | Sumitomo Mitsui Banking Corporation | 2,000 | 2,000 | Dec. 30, 2013 | 1.38025 | Dec. 29, 2023 | Fixed (Note 4) | 10 years | 9.5 years |

| Classification | Outstanding Balance (million yen)(Note 1)(Note 2) | | Date of Borrowing | Interest Rate (Note 3) (%) | Maturity date | Fixed/ Variable | Borrowing term | Remaining period (Note 5) | |
|------------------------------------|--|-----------|----------------------|----------------------------------|---------------|--------------------|-------------------|---------------------------------|------------|
| | Lender | Breakdown | | | | | | | Total |
| Long-term borrowing | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 700 | 700 | Feb. 6, 2014 | 1.31000 | Aug. 6, 2024 | Fixed | 10.5 years | 10.1 years |
| | Sumitomo Mitsui Banking Corporation | 900 | 900 | | 1.24100 | Feb. 6, 2024 | Fixed (Note 4) | 10 years | 9.6 years |
| | THE YAMAGUCHI BANK, Ltd. | 500 | 500 | | 1.14000 | Aug. 4, 2023 | Fixed | 9.5 years | 9.1 years |
| | THE NISHI-NIPPON CHITIBANK, LTD. | 500 | 500 | | 1.03150 | Aug. 5, 2022 | Fixed (Note 4) | 8.5 years | 8.1 years |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 451 | 1,200 | Mar. 13, 2014 | 0.92790 | Feb. 4, 2022 | Fixed (Note 4) | 8 years | 7.6 years |
| | Mitsubishi UFJ Trust and Banking Corporation | 417 | 1,600 | | Mar. 13, 2024 | Mar. 13, 2024 | Fixed (Note 4) | 10 years | 9.7 years |
| | Sumitomo Mitsui Trust Bank, Limited | 331 | | | | | | | |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 601 | | | | | | | |
| | Mitsubishi UFJ Trust and Banking Corporation | 556 | | | | | | | |
| | Sumitomo Mitsui Trust Bank, Limited | 441 | Mar. 13, 2014 | 1.68675 | Mar. 13, 2026 | Fixed (Note 4) | 12 years | 11.7 years | |
| | The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 376 | | | | | | | 1,000 |
| | Mitsubishi UFJ Trust and Banking Corporation | 348 | | | | | | | |
| | Sumitomo Mitsui Trust Bank, Limited | 276 | | | | | | | |
| | Development Bank of Japan Inc. | 1,000 | 1,000 | Mar. 13, 2014 | 1.67000 | Mar. 13, 2026 | Fixed | 12 years | 11.7 years |
| Investment corporation bonds | First series unsecured investment corporation bonds | 5,000 | 5,000 | Dec. 27, 2012 | 0.56000 | Dec. 27, 2016 | Fixed | 4 years | 2.5 years |
| | Second series unsecured investment corporation bonds | 5,000 | 5,000 | | 1.40000 | Dec. 27, 2022 | Fixed | 10 years | 8.5 years |
| | Third series unsecured investment corporation bonds | 2,000 | 2,000 | Jun. 26, 2014 | 0.89000 | Jun. 27, 2024 | Fixed | 10 years | 10.0 years |
| Total / Average | | 96,400 | 96,400 | | 1.36 | | | 7.9 years | 6.1 years |

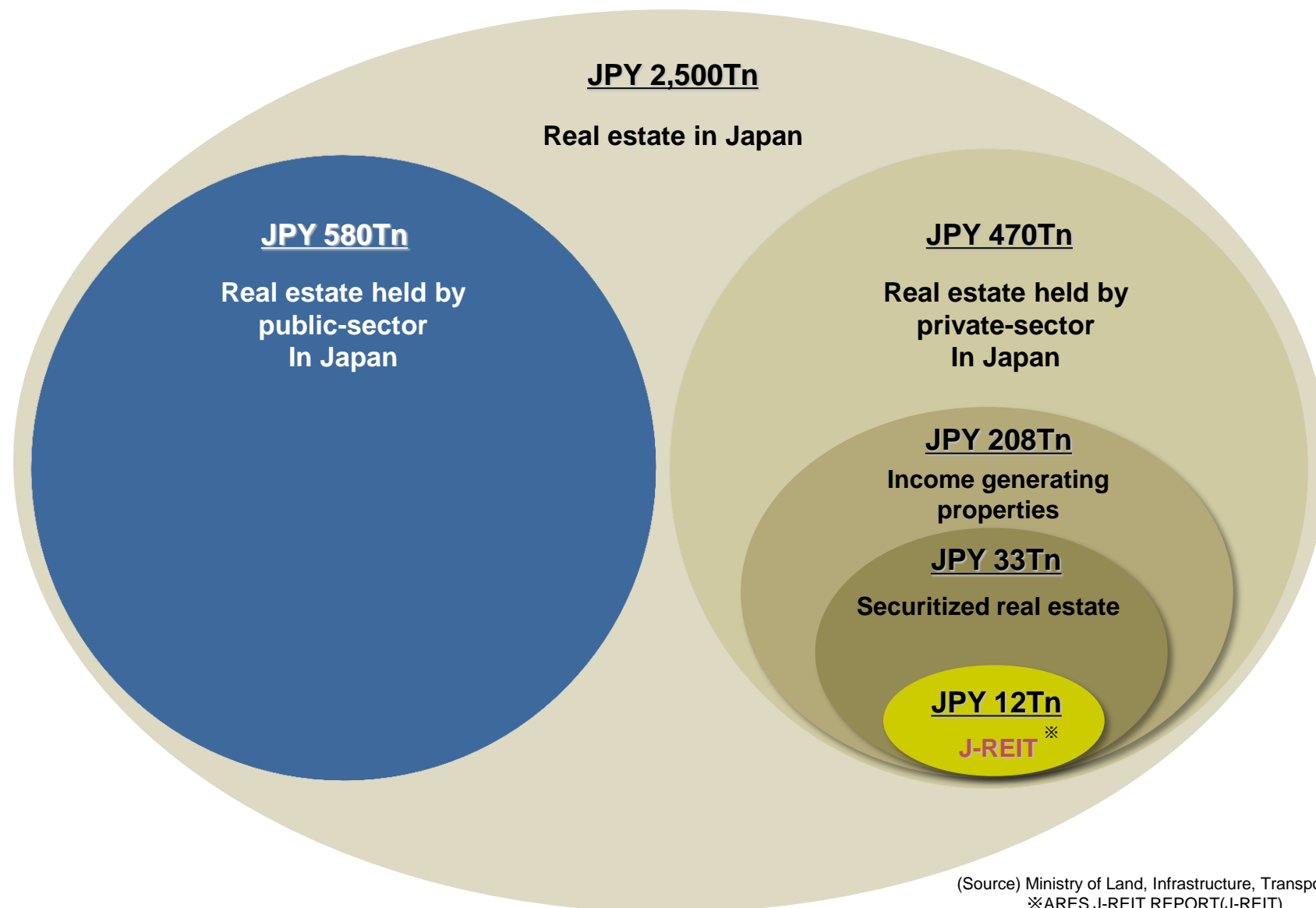
- (Note 1) Outstanding balance as of June 30, 2014 is described
 (Note 2) The yen amounts are rounded down to the nearest million yen
 (Note 3) The applicable rate is based on the interest rate as June 30, 2014 . The average is calculated by weighting the rate for each borrowing according to the borrowing amount
 (Note 4) IIF signed an interest rate swap contract to fix the interest rate
 (Note 5) The remaining term for the existing borrowing is calculated with the base date as of June 30, 2014 . The average is calculated by weighting the remaining term of each borrowing according to the borrowing amount
 (Note 6) Long term borrowing includes a current portion of long term borrowing

Breakdown of Lender Formation



Prodigious Growth Potential with Less Acquisition Competition

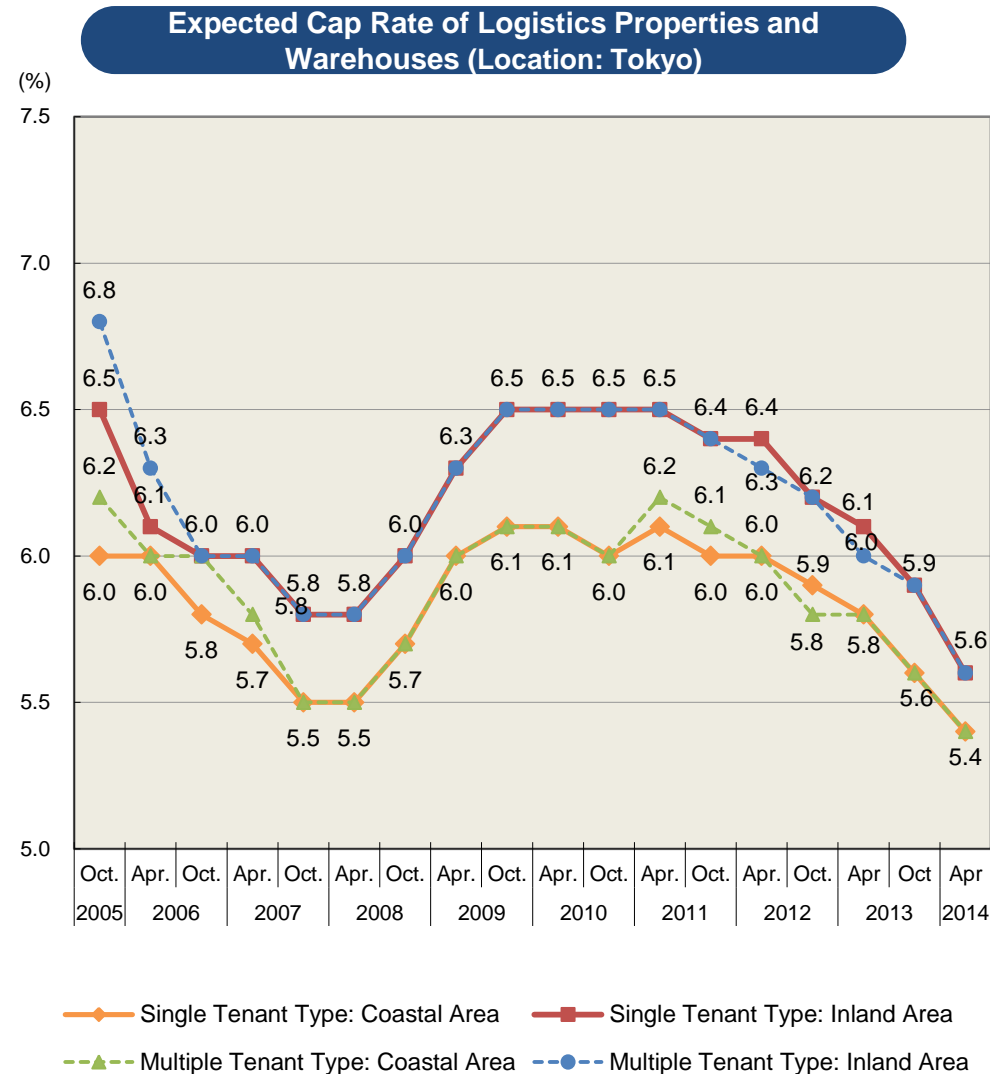
Opportunities in private sector are still huge for J-REIT; but opportunities in public sector are even huge.



(Source) Ministry of Land, Infrastructure, Transport and Tourism
※ARES J-REIT REPORT(J-REIT)

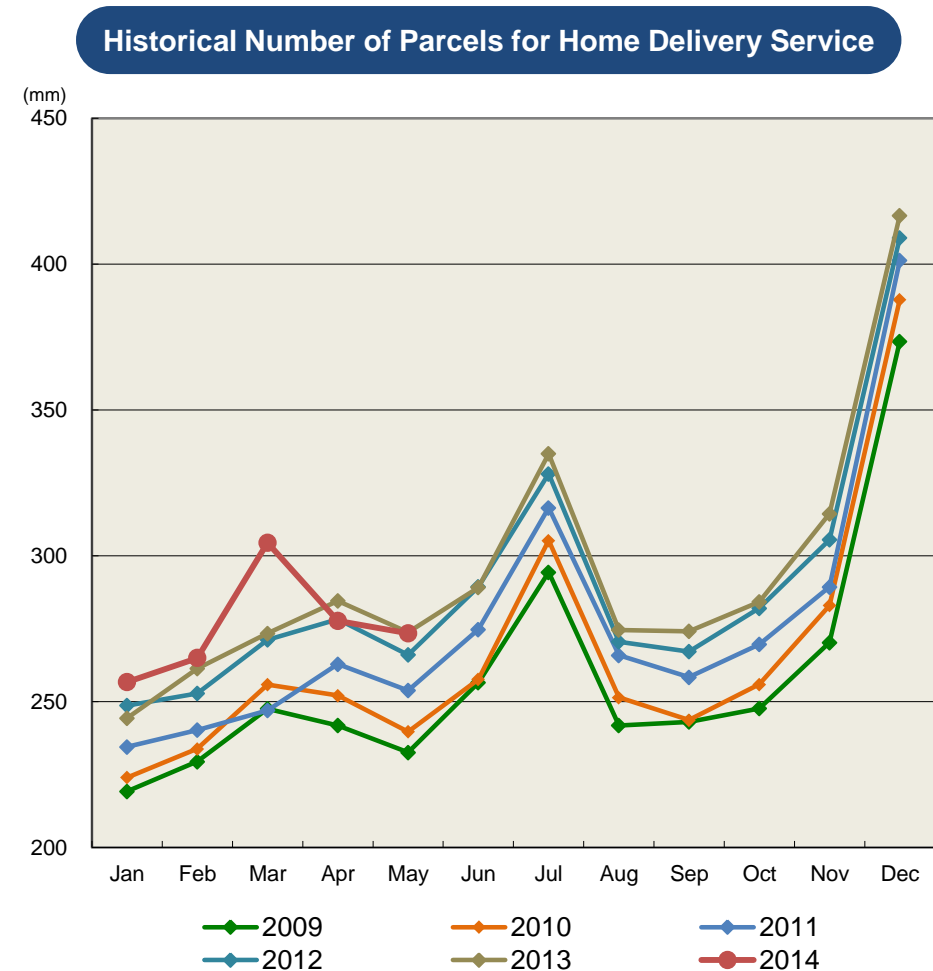
Overview of the Logistics Market (1)

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



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

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

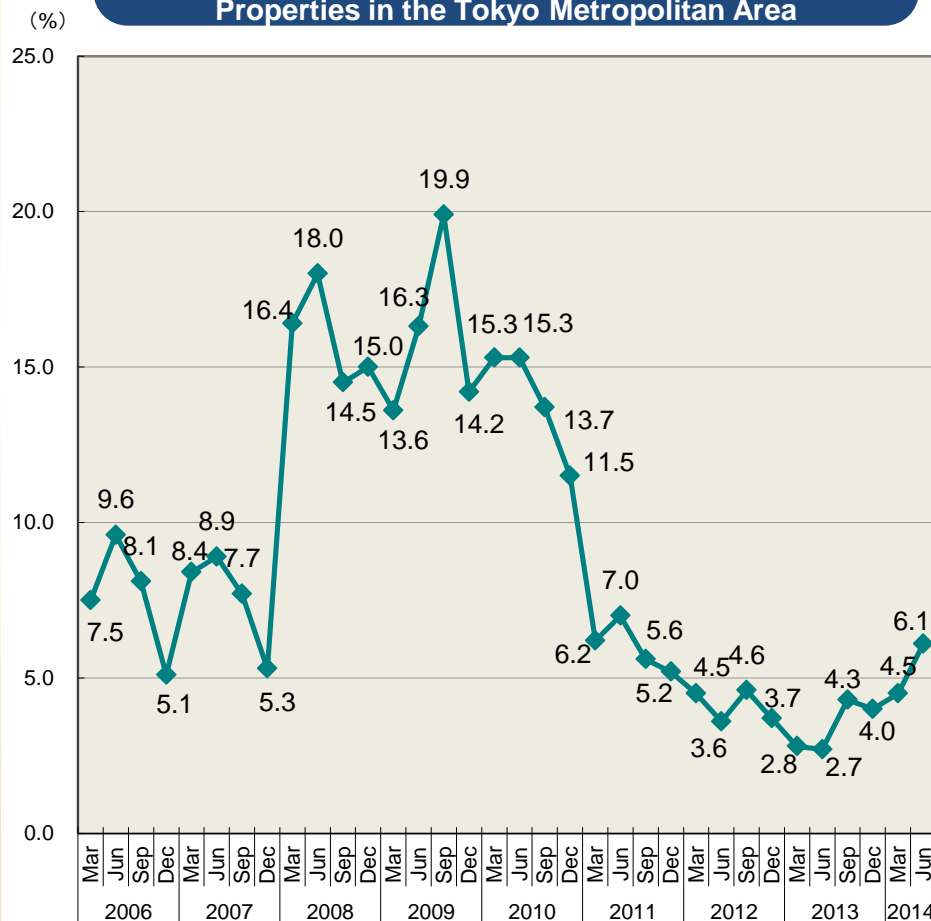


(Source) Ministry of Land, infrastructure, Transport and Tourism

Overview of the Logistics Market (2)

- While high-level supply of properties stabilized, demand is still strong, increasing vacancy rate is expected to be temporary

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

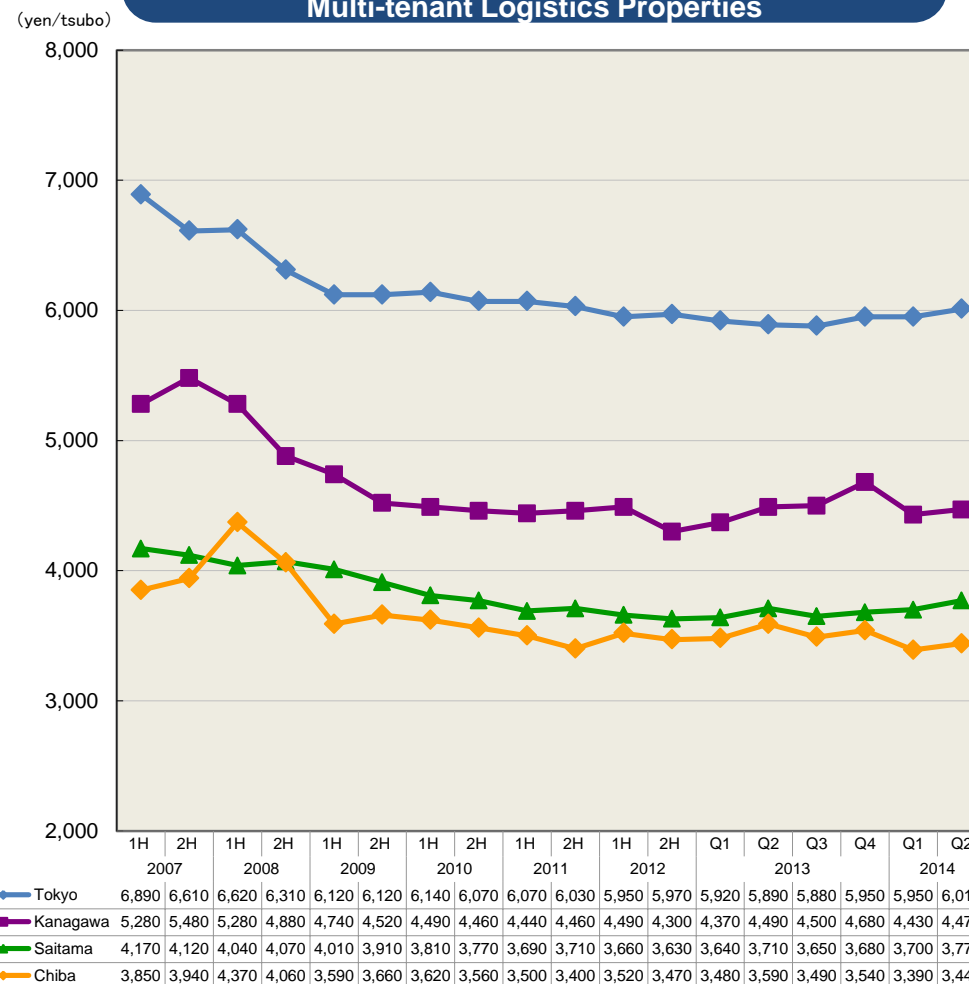


*Vacancy rate covers 72 multi-type facilities with floor area of 10,000 tsubo and more in the Tokyo metropolitan area (Tokyo, Kanagawa, Chiba and Saitama)

(Source) CBRE: Industrial Market Report

- There is rising momentum of rents due to the shortage of vacancy in prime properties, but the high cost-consciousness of the tenants keep the rents flat overall

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

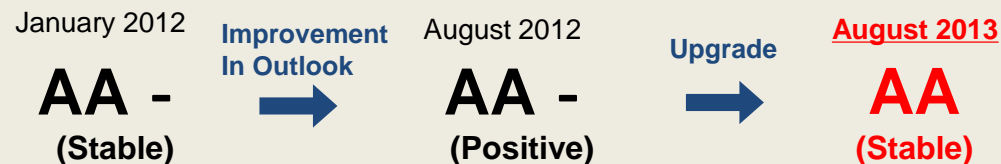


(Note) Based on CBRE Data

Recognitions from the Market ①

Recognitions for steadily increasing stability of the balance sheet and profitability

Rating upgraded to AA (Stable)



※ We are currently rated by the Japan Credit Rating Agency, Ltd. ("JCR") for Long-term Issuer Rating and Investment Corporation Rating

【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 ~ Aug 11, 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 ~ Aug 11, 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

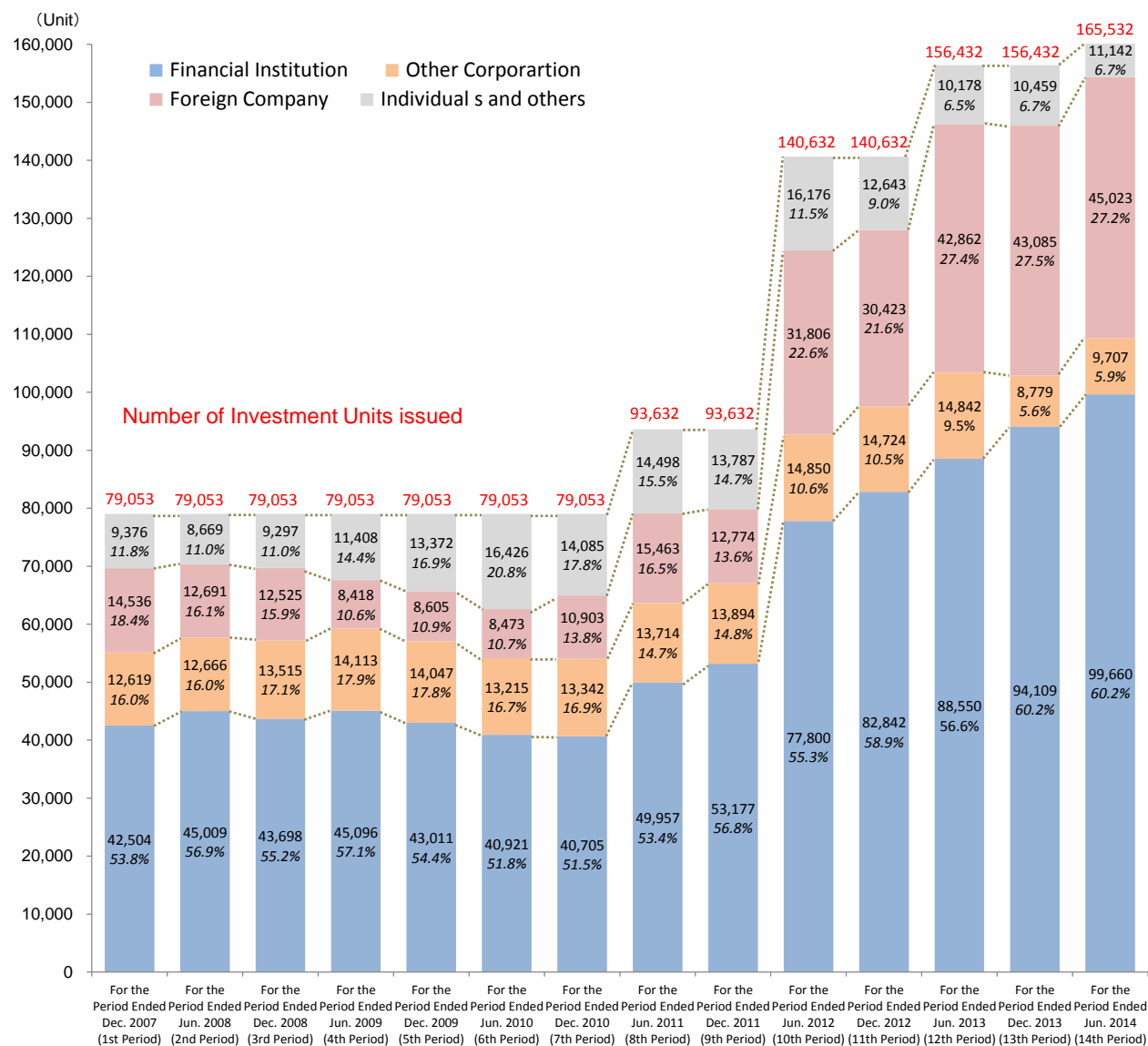
(Source) Bloomberg

Investors' Attributes

Top 20 Investors as of the End of June 2014

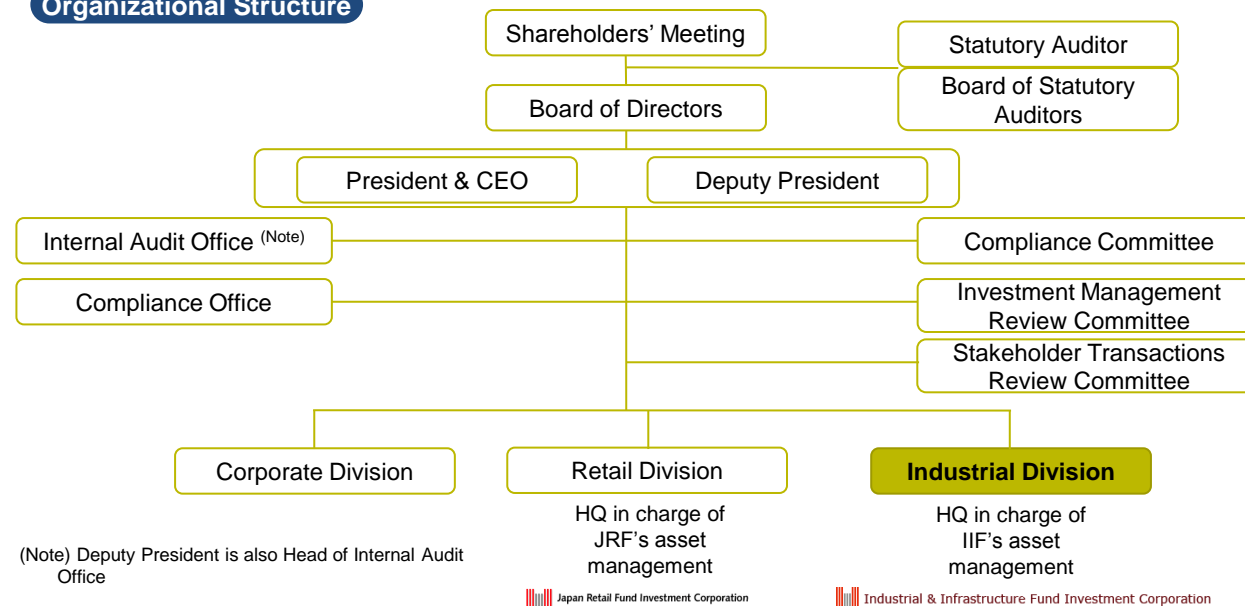
| Rank | Name | Number of Units Held | Ownership Ratio (%) |
|-----------------|---|----------------------|---------------------|
| 1 | Japan Trustee Services Bank, Ltd. (Trust Account) | 24,889 | 15.03 |
| 2 | Master Trust Bank of Japan, Ltd. (Trust Account) | 12,620 | 7.62 |
| 3 | Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account) | 12,323 | 7.44 |
| 4 | Nomura Trust and Banking Co., Ltd. (Trust Account) | 8,378 | 5.06 |
| 5 | Nomura Bank Luxembourg S.A | 6,317 | 3.81 |
| 6 | The Chugoku Bank | 3,836 | 2.31 |
| 7 | JP Morgan Chase Bank 385174 | 3,247 | 1.96 |
| 8 | Mitsubishi Corporation | 3,200 | 1.93 |
| 9 | UBS AG LONDON JAPAN SEED CAPITAL FUNDING | 3,200 | 1.93 |
| 10 | Mizuho Trust & Banking Co., Ltd. | 2,580 | 1.55 |
| 11 | Joyo Bank, Ltd. | 2,519 | 1.52 |
| 12 | Development Bank of Japan Inc. | 2,500 | 1.51 |
| 13 | CBLDN THREADNEEDLE SPECIALIST INVESTMENT FUNDS ICVC-GLOBAL EQUITY INCOME FUND | 2,206 | 1.33 |
| 14 | Trust & Custody Services Bank, Ltd. (Cash in Trust Taxable Account) | 1,885 | 1.13 |
| 15 | GOLDMAN, SACHS & CO. REG | 1,655 | 0.99 |
| 16 | State Street Bank and Trust Company 505041 | 1,596 | 0.96 |
| 17 | The Bank of Kyoto, Ltd. | 1,569 | 0.94 |
| 18 | Nippon Tosho Fukyu Co., Ltd. | 1,557 | 0.94 |
| 19 | The Taiko Bank, Ltd. | 1,555 | 0.93 |
| 20 | The Hachijuni Bank, Ltd. | 1,288 | 0.77 |
| Total of Top 20 | | 98,920 | 59.75 |

Unitholder Composition



Overview of the Asset Management Company

Organizational Structure



Asset Management Company:
Number of Directors and Employees 100
(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) | 2 |

(Note) As of Aug. 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 |

(Note) As of Jun. 30, 2014

Disclaimer

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

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

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

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