

Translation

INDUSTRIAL & INFRASTRUCTURE FUND INVESTMENT CORPORATION SUMMARY OF FINANCIAL RESULTS FOR THE SIX MONTHS ENDED JUNE 30, 2015

August 17, 2015

Name of issuer: Industrial & Infrastructure Fund Investment Corporation
("the Investment Corporation")
Stock exchange listing: Tokyo Stock Exchange
Securities code: 3249
Website: <http://www.iif-reit.com/>
Representative of the Investment Corporation: Yasuyuki Kuratsu, Executive Director
Name of asset manager: Mitsubishi Corp.-UBS Realty Inc.
Representative of the asset manager: Toru Tsuji, President & CEO
Contact: Toshiaki Fukai, Head of Industrial Division
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Scheduled date for filing of securities report: September 25, 2015
Scheduled date for distributions payment: September 18, 2015
Supplementary materials for financial results: Otherwise prepared
Analyst meeting: Scheduled

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

1. Financial results for the six months ended June 30, 2015 (January 1, 2015 to June 30, 2015)

(1) Operating results

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
For the six months ended June 30, 2015	7,357	8.6	4,036	9.0	3,102	10.8	3,101	10.8
December 31, 2014	6,775	3.0	3,704	1.8	2,800	2.4	2,799	1.8

	Net income per unit		Return on unitholders' equity		Ratio of ordinary income to total assets		Ratio of ordinary income to operating revenues	
	Yen	%	Yen	%	Yen	%	Yen	%
For the six months ended June 30, 2015	9,021	3.5		1.5		42.2		
December 31, 2014	8,455	3.4		1.5		41.3		

(2) Distributions

	Distributions (excluding distributions in excess of profit)		Distributions in excess of profit		Payout ratio	Ratio of distributions to net assets
	Per unit	Total	Per unit	Total		
For the six months ended June 30, 2015	Yen 8,796	Millions of yen 3,101	Yen 0	Millions of yen 0	% 100.0	% 3.4
December 31, 2014	16,911	2,799	0	0	100.0	3.4

(3) Financial position

	Total assets		Net assets		Ratio of net assets to total assets		Net asset value per unit	
	Millions of yen	Millions of yen	Millions of yen	Millions of yen	%	%	Yen	Yen
As of June 30, 2015	214,877		93,677		43.6		265,703	
December 31, 2014	190,852		82,001		43.0		247,690	

(4) Cash flows

	Net cash provided by (used in)			Cash and cash equivalents at end of period
	Operating activities	Investing activities	Financing activities	
For the six months ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
June 30, 2015	3,455	(22,190)	20,159	9,398
December 31, 2014	4,620	(375)	(2,755)	7,974

2. Outlook for the six months ending December 31, 2015 (July 1, 2015 to December 31, 2015)

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Ordinary income		Net income	
For the six months ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
December 31, 2015	7,849	6.7	4,248	5.2	3,257	5.0	3,256	5.0

	Net income per unit		Distributions per unit (excluding distributions in excess of profit)		Distributions in excess of profit per unit	
For the six months ending	Yen		Yen		Yen	
December 31, 2015	9,236		9,236		0	

3. Others

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

Changes in accounting policies due to accounting standards revision: None

Changes in accounting policies due to other reasons: None

Changes in accounting estimates: None

Restatements: None

(2) Number of units issued

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

As of June 30, 2015 352,564 units

As of December 31, 2014 165,532 units

Number of treasury units at end of period:

As of June 30, 2015 0 unit

As of December 31, 2014 0 unit

Note: For the number of unit as a basis of calculation of net income per unit, please refer to per unit information on page 21.

Forward-looking Statements and Other Notes

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

For further information and assumptions regarding the forward-looking statements, please refer to “2. Management policy and results of operation, (2) Operations, B. Outlook for the next period” on page 4-7.

1. Summary of related corporations of the Investment Corporation

There have been no significant changes to the “structure of the investment corporation” since the most recent financial report (submitted on March 23, 2015), and hence, description of these matters is omitted.

2. Management policy and results of operation

(1) Management policies

There have been no significant changes to the “investment policies”, “investment targets” and “distribution policies” in the most recent financial report (submitted on March 23, 2015), and hence, description of these matters is omitted.

(2) Operations

A Operations during the period

i. Major developments and management performance of IIF

IIF was established on March 26, 2007 based on “Act on Investment Trust and Investment Corporation” (hereinafter referred to as “Investment Trust Law”) and became listed on the J-REIT market of the Tokyo Stock Exchange on October 18, 2007 (ticker code: 3249). Based on the principle of aiming to “invest in social infrastructure as a source of power for the Japanese economy and support Japan’s industrial activities from a perspective of real estate,” IIF invests and manages logistics facilities, manufacturing and research and development (R&D) facilities, and infrastructure facilities which play a vital role in various industrial activities as the only listed J-REIT specializing in industrial properties.

IIF has continued to mark steady growth since it began investment operations in 2007 when it acquired nine properties for the total acquisition price of 66,000 million yen. IIF owned 42 properties whose total acquisition price amounted to 203,839 million yen as of June 30, 2015.

ii. Investment environment and management performance

The Japanese economy picked up as gross domestic product in the January-March quarter of 2015 grew for the second consecutive quarter. Consumer confidence, which temporarily declined due to the consumption tax hike in April 2014, improved, backed by the steady employment and income environments. Thanks to the expansion of the “quantitative and qualitative monetary easing” measures by the Bank of Japan since October 2014, the Nikkei Stock Average recorded a 12-day winning streak in May 2015 for the first time in 27 years. However, since the second half of June, the Nikkei Stock Average has been unstable, experiencing a sharp drop due to the debt problem in Greece and the Chinese stock market nosedive.

As for the J-REIT market, while the Tokyo Stock Exchange REIT Index had hovered between 1,800 points and 2,000 points since the beginning of 2015, there was a time it dipped below 1,800 points in the second half of June and after due to the stronger risk-averse behavior of investors triggered by a sharp drop in the Chinese stock market as well as the debt problem in Greece. Meanwhile, the amount of equity finance by J-REITs including new listings reached 460,000 million yen between January and June 2015, continuing to be active, as with last year. Under such circumstances, IIF conducted a public offering in March 2015 for the fifth consecutive year as described below.

Given such an environment, IIF has continued to pursue property-sourcing activities based on a Corporate Real Estate (CRE) proposal, an approach with which IIF has strengths. IIF acquired following six properties (21,750 million yen in total acquisition price): IIF Izumiotsu e-shop Logistics Center (land with leasehold interest) for an acquisition price of 4,000 million yen, IIF Izumisano Food Processing and Logistics Center for an acquisition price of 860 million yen, IIF Sagamihara R& D Center for an acquisition price of 3,100 million, IIF Shinagawa IT Solution Center for an acquisition price of 7,200 million in March 2015, IIF Kyotanabe Logistics Center for an acquisition price of 5,730 million yen in

April 2015, and IIF Fukuoka Koga Vehicle Logistics Center (land with leasehold interest) for an acquisition price of 860 million yen in May 2015.

As a result, the properties IIF owned as of June 30, 2015 consisted of 27 logistics facilities, seven infrastructure facilities and eight manufacturing, R&D and other facilities whose total acquisition price amounted to 203,839 million yen. The total leasable area as of June 30, 2015 was 911,684.54 m², and the average occupancy rate was 99.8%.

iii. Funding

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

IIF implemented a split of its investment units on a two-for-one basis with December 31, 2014 as the record date, hoping to further expand the number of investors and stimulate unit trading by reducing the market price per investment.

As with the previous year, in March 2015, IIF raised 11.3 billion yen by issuing 21,500 of new investment units for funding for acquisition of new properties, aiming to continue external growth that realizes "increased distributions" and "growth in NAV" by property acquisition activities based on a CRE proposal. As a result, as of the end of the current period, the total number of outstanding investment units is increased to 352,564 units.

As for funding for interest-bearing debt for the current period, IIF first raised 7.3 billion yen on March 16, 2015 and 4.5 billion yen on March 31, 2015 for property acquisition in line with the issuance of new investment units as mentioned above. While lengthening borrowing periods by taking out long-term borrowings with an average borrowing period of 9.9 years, IIF improved its financial stability by fixing interest rate through conclusion of interest rate swap agreements. In addition, IIF is working on lender diversification by introducing new lenders: Meiji Yasuda Life Insurance Company (850 million yen / 11 years), Mizuho Trust & Banking Co., Ltd. (850 million yen / 10 years), and the Chugoku Bank, Limited (700 million yen / 7.5 years).

Next, IIF concluded a commitment line agreement (3-year contract term and maximum borrowing amount of 10 billion yen) with the Bank of Tokyo-Mitsubishi UFJ Ltd., Mitsubishi UFJ Trust and Banking Corporation and Sumitomo Mitsui Trust Bank, Limited on June 30, 2015. Through the conclusion of the commitment line agreement, IIF will secure funding flexibility for the period within the contract term. The purpose of concluding the commitment line agreement is to further strengthen IIF's long-term stable financial position by maintaining a certain level of liquidity relative to the increase in the asset size.

As a result of the above, the balance of interest bearing debt as of June 30, 2015 amounted to 108.2 billion yen, comprising long-term borrowings of 96.2 billion yen and investment corporation bonds of 12 billion yen.

iv. Overview of financial results and distribution

As a result of the abovementioned management activities, IIF recorded operating revenue of 7,357 million yen, operating income of 4,036 million yen, ordinary income of 3,102 million yen and net income of 3,101 million yen for the current period. For distributions, IIF includes profit distributions in deductible expenses in accordance with Section 1 of Article 67-15 of the Act on Special Taxation Measures Law and determined to distribute the entire unappropriated retained earnings for the current period excluding fractions (distribution per unit = fractions less than one yen). As a result, the distribution per unit for the period is 8,796 yen.

B Outlook for the next period

i. Outlook for the overall management

The world economy is expected to continue improving steadily due to the recovery of the U.S. economy

as well as the euro economy in spite of issues such as the debt problem in Greece in the short-term. The Japanese economy is also projected to recover continuously at a gradual pace, reflecting such factors as the effects of monetary policies.

In the real estate market, the investment environment for properties in Japan is improving on the strength of the financing ease and a bottoming out of the rental market. Especially for logistics facilities, occupancy rates and rent levels are expected to be maintained at a stable level, given the diversification of consumer lifestyles in recent years and the increase in distribution flows associated with the change in distribution channels resulting primarily from IT advancement. In addition, more investors view logistics facilities as stable investment targets. Moreover, the market, which has been supported by new entrants and large-scale logistics facility construction projects, is expected to remain active for the time being. The properties managed by IIF are likely to see stable occupancy, given their high versatility and excellent locations. Also, considering that the necessity of the companies to sell their properties are diversifying by the improvement in the corporate sector's performance, IIF is expected to see a rise in investment opportunities through its property acquisition activities based on the CRE (Corporate Real Estate) proposal, which is an expertise of IIF. As for R&D facilities, key facilities are likely to continue to be maintained and established in Japan, and the properties managed by IIF based on long-term lease contracts are expected to see continuous, stable usage given the importance in their businesses. In the infrastructure facilities segment, sales of properties are anticipated as the trend of separation of ownership and management is expected to accelerate in both the public and private sectors.

ii. Issues to be solved

Under the situation described above, IIF will seek to create and maintain a portfolio that generates stable income to achieve sustainable growth of unitholder's value through the strategies described below.

a) External growth

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

IIF will continue to acquire new asset category properties, while avoiding price competition using our experience, expertise, and networks in both CRE and PRE sectors. By aiming to further increase the acquisition of asset category properties and the development of CRE needs, we will evolve our unique CRE proposal-based business model.

IIF will strive to expand the portfolio through acquisition of prime properties, leveraging its unique strengths as the only listed J-REIT specializing in industrial properties, creating a flexible property acquisition structure by collecting property information through its information channels including sponsor companies or by using bridge fund scheme.

b) Internal growth

As of June 30, 2015, the portfolio owned by IIF consisted of 42 properties for a total acquisition price of 203,839 million yen.

The average occupancy rate currently stands at 99.8%. The properties are managed under long-term lease contracts with an average remaining lease period of 8.8 years, generating stable cash flows.

IIF continues to conduct "3C Management Cycle" portfolio management in order to achieve internal growth; that is to realize long-term stable management and enhanced profitability and asset value by providing value to tenants. "3C Management Cycle" is a portfolio management method of (i) grasping tenants' true needs through close communication (Communicate); (ii) strategically

making custom-made proposals to meet tenants' individual needs (Customize); and (iii) creating unitholder value through long-term stable management coupled with enhanced profitability and asset value (Create). As a result of such efforts, IIF is conducting its first extension project at IIF Nishinomiya Logistics Center to secure a new source of income and realize improvement of income stability based on a long-term lease contract. In addition, in an effort to implement environmental and energy-saving measures and improve energy use efficiency, IIF completed installation of LED lightings at IIF Shinonome Logistics Center and received the amount equivalent to 50% of the reduced electricity costs from its tenant, which resulted in increased income.

As such, IIF will work to maintain the quality of its portfolio and further improve profitability through efforts based on 3C Management Cycle and by implementing the required management tasks to maintain and improve the functionality, safety and comfort of the buildings it manages and carry out suitable repair work as necessary. At the same time, IIF will continue to exert efforts in building favorable relationships with lessees based on close, on-going communication in order to maintain and improve the rent level and prevent cancellations.

c) Financial strategy

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

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

iii. Prospects for results in the next period

IIF expects to record operating revenue of 7,849 million yen, ordinary income of 3,257 million yen, net income of 3,256 million yen and distribution per unit of 9,236 yen for the 17th Period (July 1, 2015 to December 31, 2015).

For details of the assumptions made in this forecast, please see "Earnings Forecast Assumptions for the 17th Period (July 1, 2015 to December 31, 2015)" below.

IIF assumes that the following factors will mainly cause an increase or decrease from the 16th Period (fiscal period ended June 30, 2015).

(Operating revenue) (Increase of 492 million yen from the previous period)

- Full-period contribution of rental revenue from the six properties acquired in the 16th Period

(Operating expense) (Increase of 281 million yen from the previous period)

- Full-period accrual of property management fees on the six properties acquired in the 16th Period.
- Property-related taxes on eight properties acquired in the 14th Period (the period ended in June 30, 2014)

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

Earnings Forecast Assumptions for the 17th Period (July 1, 2015 to December 31, 2015)

Item	Assumptions
Calculation period	17th Period: July 1, 2015 to December 31, 2015 (184 days)
Properties owned	Assumption is made based on the 42 real properties and trust beneficiary interests owned by IIF as of June 30, 2015. While we assumed that we will not acquire other properties or dispose of any properties during the fiscal periods ending December 31, 2015, deviations from our forecasts may occur due to acquisitions, disposals or similar activities relating to other properties.
Interest-bearing debt	Interest-bearing debt as of June 30, 2015 amounted to 108,200 million yen, which consisted of long-term borrowings of 96,200 million yen and investment corporation bonds of 12,000 million yen. There is no interest-bearing debt that reaches its repayment date during the 17th Period.
Operating revenue	In the 17th Period, it is assumed that there will be no back rent or nonpayment by tenants based on the assumptions made for “properties owned” above.
Operating expense	Property tax, urban planning tax and depreciable property tax of approximately 604 million yen and a repair cost of approximately 67 million yen are assumed. Depreciation expense (including ancillary expenses, etc.) is calculated by the straight-line method, and its assumed amount is approximately 1,076 million yen. Outsourcing expense (property management fee and building management commission fee, etc.) is calculated based on past expenses.
Non-operating expense	Based on the assumptions made under “interest-bearing debt” above, interest expense and other borrowing-related expenses, interest expense on investment corporation bonds and amortization of investment corporation bond issuance costs of approximately 903 million yen is assumed for the 17th Period. The amortization expense for the issuance cost of new investment units of approximately 88 million yen is expected, amortized by the straight-line method over 36 months.
Issuance of investment units	The forecast is assumed based on a total number of outstanding investment units of 352,564 as of June 30, 2015.
Distribution per unit	It is assumed that the entire unappropriated retained earnings for the current period excluding fractions (distribution per unit = amounts less than one yen) will be distributed.
Distribution of excess profit per unit	There is no plan at present to distribute excess profit (distribution of excess profit per unit).

3. Financial information

(1) Balance sheets

	(Thousands of yen)	
	As of	
	December 31, 2014	June 30, 2015
ASSETS		
Current assets:		
Cash and bank deposits	5,229,854	6,350,807
Cash and bank deposits in trust	2,744,697	3,047,778
Rental receivables	90,242	366,794
Prepaid expenses	473,240	298,950
Deferred tax assets	15	15
Consumption taxes refundable	-	366,539
Other	129	43
Total current assets	8,538,180	10,430,930
Noncurrent assets:		
Property, plant and equipment:		
Buildings, at cost	31,334,512	32,049,131
Less: Accumulated depreciation	(3,819,501)	(4,155,130)
Buildings, net	27,515,011	27,894,000
Structures, at cost	81,215	91,230
Less: Accumulated depreciation	(5,153)	(7,905)
Structures, net	76,062	83,324
Machinery and equipment, at cost	11,892	11,892
Less: Accumulated depreciation	(8,078)	(10,064)
Machinery and equipment, net	3,814	1,828
Tools, furniture and fixtures, at cost	7,469	10,059
Less: Accumulated depreciation	(826)	(1,361)
Tools, furniture and fixtures, net	6,642	8,698
Land	14,911,969	16,126,579
Construction in progress	12,766	12,766
Buildings in trust, at cost	49,322,785	54,614,090
Less: Accumulated depreciation	(5,633,676)	(6,314,097)
Buildings in trust, net	43,689,109	48,299,992
Structures in trust, at cost	459,679	459,679
Less: Accumulated depreciation	(305,168)	(329,635)
Structures in trust, net	154,510	130,043
Machinery and equipment in trust, at cost	11,006	11,006
Less: Accumulated depreciation	(1,147)	(1,756)
Machinery and equipment in trust, net	9,859	9,250
Tools, furniture and fixtures in trust, at cost	6,515	9,935
Less: Accumulated depreciation	(3,291)	(3,803)
Tools, furniture and fixtures in trust, net	3,223	6,131
Land in trust	74,778,890	90,590,979
Total net property, plant and equipment	161,161,860	183,163,595
Intangible assets:		
Leasehold right (Note 1)	19,833,966	19,833,966
Other	1,451	1,355
Total intangible assets	19,835,417	19,835,321
Investments and other assets:		
Investment securities	10,334	-
Lease and guarantee deposits	11,515	11,696
Long-term prepaid expenses	1,043,759	1,110,566
Total investments and other assets	1,065,609	1,122,263
Total noncurrent assets	182,062,887	204,121,180
Deferred assets:		
Investment unit issuance costs	194,058	274,137
Investment corporation bonds issuance costs	56,928	51,094
Total deferred assets	250,987	325,231
TOTAL ASSETS	190,852,054	214,877,341

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

(Thousands of yen)

	As of	
	December 31, 2014	June 30, 2015
LIABILITIES		
Current liabilities:		
Operating accounts payable	351,910	357,940
Accounts payable – other	371,207	464,889
Accrued expenses	13,843	10,799
Income taxes payable	721	705
Consumption taxes payable	363,098	-
Advances received	1,186,304	1,119,061
Other	7,851	58,213
Total current liabilities	2,294,937	2,011,609
Noncurrent liabilities:		
Investment corporation bonds – unsecured	12,000,000	12,000,000
Long-term loans payable	84,400,000	96,200,000
Tenant leasehold and security deposits	2,125,210	2,254,485
Tenant leasehold and security deposits in trust	7,691,091	8,447,994
Derivatives liabilities	291,573	247,187
Other	47,821	38,748
Total noncurrent liabilities	106,555,697	119,188,415
TOTAL LIABILITIES	108,850,634	121,200,024
NET ASSETS		
Unitholders' equity:		
Unitholders' capital	79,493,577	90,823,217
Surplus:		
Retained earnings	2,799,415	3,101,287
Total surplus	2,799,415	3,101,287
Total unitholders' equity	82,292,993	93,924,504
Valuation and translation adjustments:		
Deferred gains or (losses) on hedges	(291,573)	(247,187)
Total valuation and translation adjustments	(291,573)	(247,187)
TOTAL NET ASSETS (Note 2)	82,001,420	93,677,316
TOTAL LIABILITIES AND NET ASSETS	190,852,054	214,877,341

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

(2) Statements of income and retained earnings

(Thousands of yen)

	For the six months ended	
	December 31, 2014	June 30, 2015
Operating revenue		
Rent revenue—real estate (Note 3)	6,775,253	7,356,857
Dividend income from investment in Tokumei Kumiai	319	406
Total operating revenue	6,775,573	7,357,263
Operating expenses		
Expenses related to property rental business (Note 3)	2,371,395	2,578,708
Asset management fees	577,243	626,217
Directors' compensations	5,820	5,820
Asset custody fees	6,310	6,536
Administrative service fees	29,899	31,654
Other	80,468	71,745
Total operating expenses	3,071,137	3,320,682
Operating income	3,704,436	4,036,580
Non-operating income		
Interest income	683	720
Interest on refund	1,205	-
Reversal of distribution payable	746	311
Total non-operating income	2,635	1,032
Non-operating expenses		
Interest expenses	602,566	624,819
Interest expenses on investment corporation bonds	58,217	57,582
Amortization of investment corporation bonds issuance costs	5,834	5,834
Borrowing related expenses	148,376	153,472
Amortization of investment unit issuance costs	91,015	89,647
Other	802	4,139
Total non-operating expenses	906,813	935,496
Ordinary income	2,800,258	3,102,117
Income before income taxes	2,800,258	3,102,117
Income taxes		
Current	925	934
Deferred	2	0
Total income taxes	927	934
Net income	2,799,330	3,101,182
Retained earnings brought forward	85	104
Unappropriated retained earnings	2,799,415	3,101,287

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

(3) Statements of changes in net assets

(Thousands of yen)

For the six months ended December 31, 2014

For the six months ended December 31, 2014							
	Unitholders' equity			Valuation and translation adjustments			
	Surplus					Total	
	Unitholders' capital	Retained earnings	Total surplus	Total unitholders' equity	Deferred gains or (losses) on hedges	valuation and translation adjustments	Total net assets
	(Note 2)						
Balance as of July 1, 2014	79,493,577	2,750,730	2,750,730	82,244,308	(240,248)	(240,248)	82,004,059
<u>Changes during the period</u>							
Dividends from surplus	—	(2,750,645)	(2,750,645)	(2,750,645)	—	—	(2,750,645)
Net income	—	2,799,330	2,799,330	2,799,330	—	—	2,799,330
Net changes of items other than unitholders' equity	—	—	—	—	(51,325)	(51,325)	(51,325)
Total changes during the period	—	48,685	48,685	48,685	(51,325)	(51,325)	(2,639)
Balance as of December 31, 2014	79,493,577	2,799,415	2,799,415	82,292,993	(291,573)	(291,573)	82,001,420

For the six months ended June 30, 2015

	Unitholders' equity				Valuation and translation adjustments		
	Surplus					Total	
	Unitholders' capital	Retained earnings	Total surplus	Total unitholders' equity	Deferred gains or (losses) on hedges	valuation and translation adjustments	Total net assets
	(Note 2)						
Balance as of January 1, 2015	79,493,577	2,799,415	2,799,415	82,292,993	(291,573)	(291,573)	82,001,420
Changes during the period							
Issuance of new investment units	11,329,640	—	—	11,329,640	—	—	11,329,640
Dividends from surplus	—	(2,799,311)	(2,799,311)	(2,799,311)	—	—	(2,799,311)
Net income	—	3,101,182	3,101,182	3,101,182	—	—	3,101,182
Net changes of items other than unitholders' equity	—	—	—	—	44,385	44,385	44,385
Total changes during the period	11,329,640	301,871	301,871	11,631,511	44,385	44,385	11,675,896
Balance as of June 30, 2015	90,823,217	3,101,287	3,101,287	93,924,504	(247,187)	(247,187)	93,677,316

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

(4) Statements of cash distributions

(Yen)

	For the six months ended	
	December 31, 2014	June 30, 2015
Unappropriated retained earnings	2,799,415,931	3,101,287,169
Cash distribution declared	2,799,311,652	3,101,152,944
(Cash distribution declared per unit)	(16,911)	(8,796)
Retained earnings carried forward	104,279	134,225

Note:

In accordance with the distribution policy in Article 25, Paragraph 1, Item 2 of the Investment Corporation's articles of incorporation which stipulates making distributions in excess of 90% of distributable profit as defined in Article 67-15, Paragraph 1 of the Special Taxation Measures Act of Japan for the fiscal period, cash distributions declared for the six months ended December 31, 2014 and June 30, 2015 were ¥2,799,311,652 and ¥3,101,152,944, respectively, which were all of retained earnings at the end of each period except for fractional distribution per unit less than one yen. The Investment Corporation generally does not make distribution in excess of profit prescribed in the article of incorporation 25, Paragraph 2.

(5) Statements of cash flows

(Thousands of yen)

	For the six months ended	
	December 31, 2014	June 30, 2015
Net cash provided by (used in) operating activities:		
Income before income taxes	2,800,258	3,102,117
Depreciation and amortization	996,273	1,046,949
Amortization of investment corporation bonds issuance costs	5,834	5,834
Amortization of investment unit issuance costs	91,015	89,647
Interest income	(683)	(720)
Interest expenses	660,784	682,401
Changes in assets and liabilities:		
Decrease (increase) in operating accounts receivable	32,289	(276,552)
Decrease (increase) in consumption taxes refundable	290,292	(363,503)
Decrease in prepaid expenses	291,696	174,290
Decrease (increase) in long-term prepaid expenses	129,320	(66,806)
Increase in operating accounts payable	71,638	114,413
Increase in accounts payable - other	9,090	35,840
Increase in accrued expenses	3,767	704
Increase (decrease) in consumption taxes payable	370,092	(370,092)
Decrease in advances received	(371,200)	(67,243)
Decrease in other noncurrent liabilities	(8,181)	(8,077)
Other, net	(48,157)	42,384
Subtotal	5,324,129	4,141,585
Interest income received	683	720
Interest expenses paid	(657,036)	(686,149)
Payments for loss on disaster	(45,888)	-
Income taxes paid	(941)	(950)
Net cash provided by operating activities	4,620,947	3,455,205
Net cash provided by (used in) investing activities:		
Purchases of property, plant and equipment	(192,687)	(1,989,843)
Purchases of property, plant and equipment in trust	(125,790)	(21,105,386)
Purchases of intangible assets	(118)	-
Proceeds from tenant leasehold and security deposits	63	129,364
Payments of tenant leasehold and security deposits	(48,000)	(90)
Proceeds from tenant leasehold and security deposits in trust	3,924	819,514
Payments of tenant leasehold and security deposits in trust	(13,810)	(54,332)
Payments for lease and guarantee deposits	(181)	(181)
Proceeds from refund of investment securities	1,452	10,334
Net cash used in investing activities	(375,149)	(22,190,619)
Net cash provided by (used in) financing activities:		
Proceeds from long-term loans payable	-	11,800,000
Payments of investment corporation bonds issuance costs	(3,618)	-
Proceeds from issuance of investment units	-	11,159,914
Dividends paid	(2,750,748)	(2,799,470)
Other	(995)	(995)
Net cash provided by (used in) financing activities	(2,755,361)	20,159,448
Net change in cash and cash equivalents	1,490,436	1,424,034
Cash and cash equivalents at beginning of period	6,484,115	7,974,552
Cash and cash equivalents at end of period (Note 4)	7,974,552	9,398,586

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

(6) Note relating to going concern assumption

Nothing to be noted.

(7) Summary of significant accounting policies

(a) *Securities*

Non-marketable securities held as available-for-sale are stated at cost determined by the moving average method. Investments in Tokumei Kumiai (anonymous association) agreements are accounted for by using the equity method of accounting.

(b) *Property, plant and equipment*

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

Buildings	13-68 years
Structures.....	4-20 years
Machinery and equipment	3-10 years
Tools, furniture and fixtures	6-15 years

Depreciation policy for depreciable leased assets under finance lease transactions that transfer ownership of the leased property to the lessee is consistent with that for depreciable assets that are owned. Such finance leased properties are mainly machinery and equipment.

(c) *Other intangible assets*

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

(d) *Long-term prepaid expenses*

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

(e) *Investment unit issuance costs*

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

(f) *Investment corporation bonds issuance costs*

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

(g) *Taxes on property, plant and equipment*

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

Under the above tax rules, a seller of a property at the time of disposal is liable for these taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is

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

Taxes on property, plant and equipment capitalized as part of the acquisition cost of properties amounted to ¥125,668 thousand for the six months ended June 30, 2015. No taxes on property and equipment were capitalized for the six months period ended for December 31, 2014.

(h) Hedge accounting

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

(i) Cash and cash equivalents

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

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

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

(k) Consumption taxes

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

(8) Notes to financial information

Note 1 – Leasehold right

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

Note 2 – Unitholders' equity

(1) Number of units

	As of	
	December 31, 2014	June 30, 2015
Authorized	4,000,000 units	8,000,000 units
Issued and outstanding	165,532 units	352,564 units

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

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

Rent revenue—real estate and expenses related to property rental business for the six months ended December 31, 2014 and June 30, 2015 consist of the following:

	(Thousands of yen)	
	For the six months ended	
	December 31, 2014	June 30, 2015
Rent revenue—real estate:		
Rental and parking revenue	6,474,256	6,947,726
Common area charges	281,482	377,502
Other	19,515	31,628
Total rent revenue—real estate	6,775,253	7,356,857
Expenses related to property rental business:		
Property management fees	31,903	35,441
Facility management fees	86,065	118,032
Utilities	278,669	358,824
Property-related taxes	557,661	576,788
Insurance	20,090	23,387
Repair and maintenance	58,414	69,817
Depreciation	996,273	1,046,949
Trust fees	13,001	14,247
Leasehold rents	328,922	334,773
Other	394	446
Total expenses related to property rental business	2,371,395	2,578,708
Operating income from property leasing activities	4,403,858	4,778,149

Note 4 – Cash and cash equivalents

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

	As of	
	December 31, 2014	June 30, 2015
Cash and bank deposits	5,229,854	6,350,807
Cash and bank deposits in trust	2,744,697	3,047,778
Cash and cash equivalents	7,974,552	9,398,586

(Thousands of yen)

Note 5 – Lease rental revenues

The Investment Corporation leases its properties mainly to corporate tenants. Future minimum rental revenues pursuant to existing rental contracts as of December 31, 2014 and June 30, 2015 scheduled to be received are summarized as follows:

	As of	
	December 31, 2014	June 30, 2015
Due within one year	11,671,638	12,974,986
Due after one year	77,894,545	77,773,164
Total	89,566,184	90,748,151

(Thousands of yen)

Note 6 – Financial instruments

(a) Qualitative information for financial instruments

(i) Policy for financial instrument transactions

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

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

The funds raised through loans payable or issuance of investment corporation bonds are mainly used to acquire real estate properties or properties in trust, and for the repayment of existing loans payable or investment corporation bonds. Tenant leasehold and security deposits are deposits from tenants. Although loans payable with floating interest rates are subject to fluctuations in market interest rates, the asset manager manages interest fluctuation risk by monitoring market interest rates and measuring the effect on the results of operation of the Investment Corporation. In addition, a certain portion of loans payable with floating interest rates is hedged by derivative instruments (interest rate swaps) as hedging instruments. The hedge effectiveness of the interest rate swaps is assessed by comparing the cumulative changes in the cash flows of the hedging instruments and the hedged items. When the interest rate swaps meet specific criteria required for the special treatment provided under Japanese GAAP, the assessment of hedge effectiveness is not performed. The Investment Corporation uses derivative instruments in accordance with its risk management policy and internal rules.

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

(iii) Supplemental information on fair value of financial instruments

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

(b) Quantitative information for financial instruments

The following table shows the carrying amounts, fair value and valuation differences of financial instruments for which fair value is available as of December 31, 2014 and June 30, 2015.

(Thousands of yen)

	As of					
	December 31, 2014			June 30, 2015		
	Carrying amounts	Fair value	Difference	Carrying amounts	Fair value	Difference
(1) Cash and bank deposits	5,229,854	5,229,854	—	6,350,807	6,350,807	—
(2) Cash and bank deposits in trust	2,744,697	2,744,697	—	3,047,778	3,047,778	—
Total assets	7,974,552	7,974,552	—	9,398,586	9,398,586	—
(1) Investment corporation bonds—unsecured	12,000,000	12,405,180	405,180	12,000,000	12,302,760	302,760
(2) Long-term loans payable	84,400,000	87,867,068	3,467,068	96,200,000	99,205,980	3,005,980
(3) Tenant leasehold and security deposits in trust	1,054,472	1,011,130	(43,341)	1,028,296	982,636	(45,659)
Total liabilities	97,454,472	101,283,378	3,828,906	109,228,296	112,491,377	3,263,081
Derivatives (derivatives liabilities), net	(291,573)	(291,573)	—	(247,187)	(247,187)	—

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

Assets

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

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

Liabilities

(1) Investment corporation bonds—unsecured

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

(2) Long-term loans payable

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

(3) Tenant leasehold and security deposits in trust

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

Derivative instruments

Please refer to “Note 7 - Derivative instruments.”

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

(Thousands of yen)

	As of	
	December 31, 2014	June 30, 2015
Investment securities	10,334	—
Total assets	10,334	—
Tenant leasehold and security deposits	2,125,210	2,254,485
Tenant leasehold and security deposits in trust	6,636,619	7,419,698
Total liabilities	8,761,830	9,674,183

The investment securities (equity interests in anonymous association) are not traded in markets, and it is difficult to estimate reasonable future cash flow. Also, the above carrying amounts of tenant leasehold and security deposits are not publicly traded, and it is difficult to determine their fair value based on estimated future cash flows because the repayment dates of those deposits are not certain. Therefore, these financial instruments are not included in the above quantitative information.

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

(Thousands of yen)						
As of December 31, 2014	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Cash and bank deposits	5,229,854	-	-	-	-	-
Cash and bank deposits in trust	2,744,697	-	-	-	-	-
Total	7,974,552	-	-	-	-	-

(Thousands of yen)						
As of June 30, 2015	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Cash and bank deposits	6,350,807	-	-	-	-	-
Cash and bank deposits in trust	3,047,778	-	-	-	-	-
Total	9,398,586	-	-	-	-	-

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

(Thousands of yen)						
As of December 31, 2014	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Investment corporation bonds—unsecured	-	5,000,000	-	-	-	7,000,000
Long-term loans payable	-	2,000,000	20,600,000	13,500,000	7,900,000	40,400,000
Total	-	7,000,000	20,600,000	13,500,000	7,900,000	47,400,000

(Thousands of yen)						
As of June 30, 2015	Up to 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Over 5 years
Investment corporation bonds—unsecured	-	5,000,000	-	-	-	7,000,000
Long-term loans payable	-	11,000,000	25,100,000	4,000,000	7,900,000	48,200,000
Total	-	16,000,000	25,100,000	4,000,000	7,900,000	55,200,000

Note 7 – Derivative instruments

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

As of December 31, 2014

(Thousands of yen)						
Method of hedge accounting	Derivative instruments	Hedged item	Notional contract amount of derivative instruments		Fair value	Method used to estimate fair value
				Over 1 year		
Deferred hedge accounting	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term loans payable	5,500,000	5,500,000	(291,573)	Note (ii)
Special treatment for hedge accounting of interest rate swaps (Note (i))	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term loans payable	63,200,000	63,200,000	Note (i)	-

As of June 30, 2015

(Thousands of yen)						
Method of hedge accounting	Derivative instruments	Hedged item	Notional contract amount of derivative instruments		Fair value	Method used to estimate fair value
				Over 1 year		
Deferred hedge accounting	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term loans payable	5,500,000	5,500,000	(247,187)	Note (ii)
Special treatment for hedge accounting of interest rate swaps (Note (i))	Interest rate swaps (Floating-rate to fixed-rate interest)	Long-term loans payable	70,300,000	70,300,000	Note (i)	-

Note:

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

Note 8 – Related-party transactions

There were no related-party transactions to be disclosed for the six months ended December 31, 2014 and June 30, 2015.

Note 9 – Income taxes

Deferred tax assets consist of the following:

	(Thousands of yen)	
	As of	
	December 31, 2014	June 30, 2015
Deferred tax assets, current:		
Enterprise tax payable	15	15
Total	15	15
Net deferred tax assets, current	15	15
Deferred tax assets, noncurrent:		
Deferred losses on hedges	99,572	79,866
Subtotal	99,572	79,866
Valuation allowance	(99,572)	(79,866)
Total	—	—
Net deferred tax assets, noncurrent	—	—

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

	For the six months ended	
	December 31, 2014	June 30, 2015
Statutory tax rates	34.16%	34.15%
Deductible cash distributions	(34.15)	(34.14)
Other	0.02	0.02
Effective tax rates	0.03%	0.03%

Note 10 – Asset retirement obligations

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

Note 11 – Fair value of investment and rental property

The Investment Corporation has mainly industrial and infrastructure facilities as investment and rental properties which are located mainly in three major metropolitan areas in Japan. The following table shows the net book value and the fair value of the investment and rental properties in aggregate for the six months ended and December 31, 2014 and June 30, 2015.

(Thousands of yen)

	As of / For the six months ended	
	December 31, 2014	June 30, 2015
Net book value⁽ⁱ⁾		
Balance at the beginning of the period	181,626,985	180,996,885
Net increase (decrease) during the period ⁽ⁱⁱ⁾	(630,100)	22,001,697
Balance at the end of the period	180,996,885	202,998,583
Fair value⁽ⁱⁱⁱ⁾	205,411,000	232,233,000

Note:

(i) The net book value includes leasehold right.

(ii) For the six months ended December 31, 2014:

Decrease in the net book value is mainly due to depreciation.

For the six months ended June 30, 2015:

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

		Increase in net book value (Thousands of yen)
Acquisitions:	IIF Sagamiara R&D Center	3,275,350
	IIF Shinagawa IT Solution Center	7,500,181
	IIF Izumiotsu e-shop Logistics Center (land with leasehold interest)	4,176,535
	IIF Izumisano Food Processing and Logistics Center	933,150
	IIF Kyotanabe Logistics Center	5,974,099
	IIF Fukuoka Koga Vehicle Logistics Center (land with leasehold interest)	907,225

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

For rental revenues and expenses for the six months ended December 31, 2014 and June 30, 2015, please refer to “Note 3 - Rent revenue—real estate and expenses related to property rental business.”

Note 12 – Segment information

Segment information for the six months ended December 31, 2014 and June 30, 2015 is as follows:

(a) Operating segment information

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

(b) Enterprise-wide disclosures

(i) Information about products and services

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

(ii) Information about geographic areas

Revenues from overseas customers:

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

Tangible fixed assets:

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

(c) Information about major customers

(Thousands of yen)

Name of customer	Revenues for the six months ended		Relating segment
	December 31, 2014	June 30, 2015	
Japan Airlines Co., Ltd.	1,345,596	1,348,190	Property rental business

Note 13 – Per unit information

The Investment Corporation executed a two-for-one unit split (the “Unit Split”) with January 1, 2015 as the effective date for the Unit Split. Following table shows pro forma per unit information which has been adjusted to reflect the Unit Split as if it had been effective on July 1, 2014.

	As of / For the six months ended			
	December 31, 2014		June 30, 2015	
	(Yen)			
Pro forma net asset value per unit	¥	247,690	¥	265,703
Pro forma net income per unit		8,455		9,021

The pro forma net income per unit is calculated by dividing the net income attributable to unitholders by the adjusted weighted average number of units outstanding during the six-month period as if the Unit Split had been effective on July 1, 2014. The Investment Corporation has no potentially dilutive units.

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

	For the six months ended			
	December 31, 2014		June 30, 2015	
	(in thousands of yen)			
Net income.....	¥	2,799,330	¥	3,101,182
Effect of dilutive units		-		-
Net income attributable to unitholders		2,799,330		3,101,182
Adjusted weighted-average number of units outstanding for the period		331,064 units		343,742 units

[Subsequent events]

None

[Omission of disclosure]

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

(9) Changes in unit issued and outstanding

The outline of changes in unitholders' capital for the current and previous periods was as follows:

Date	Capital transaction	Number of units issued and outstanding		Unitholders' capital (Millions of yen)		Note
		Increase	Balance	Increase	Balance	
March 26, 2007	Private placement for incorporation	400	400	200	200	Note 1
October 17, 2007	Public offering	76,000	76,400	35,112	35,312	Note 2
November 19, 2007	Allocation of investment units to a third party	2,635	79,035	1,217	36,529	Note 3
March 8, 2011	Public offering	14,200	93,235	5,556	42,085	Note 4
March 24, 2011	Allocation of investment units to a third party	397	93,632	155	42,241	Note 5
March 5, 2012	Public offering	44,762	138,394	18,705	60,946	Note 6
March 26, 2012	Allocation of investment units to a third party	2,238	140,632	935	61,881	Note 7
February 4, 2013	Public offering	15,424	156,056	10,304	72,186	Note 8
March 5, 2013	Allocation of investment units to a third party	376	156,432	251	72,437	Note 9
February 3, 2014	Public offering	8,884	165,316	6,888	79,326	Note 10
March 4, 2014	Allocation of investment units to a third party	216	165,532	167	79,493	Note 11
January 1, 2015	Unit Split	165,532	331,064	—	79,493	Note 12
March 16, 2015	Public offering	20,988	352,052	11,059	90,553	Note 13
March 27, 2015	Allocation of investment units to a third party	512	352,564	269	90,823	Note 14

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

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

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

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

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

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

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

Note 8 New investment units were issued at a price of ¥692,250 per unit (subscription price of ¥668,110 per unit) through a public offering in order to raise funds for acquiring new real property.

Note 9 New investment units were issued at a price of ¥668,110 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property.

Note 10 New investment units were issued at a price of ¥803,400 per unit (subscription price of ¥775,384 per unit) through a public offering in order to raise funds for acquiring new real property.

Note 11 New investment units were issued at a price of ¥775,384 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property.

Note 12 The Investment Corporation implemented a split of its investment units on a two-for-one basis with December 31, 2014 as the record date and January 1, 2015 as the effective date for the unit split.

Note 13 New investment units were issued at a price of ¥546,000 per unit (subscription price of ¥526,960 per unit) through a public offering in order to raise funds for acquiring new real property.

Note 14 New investment units were issued at a price of ¥526,960 per unit through the allocation of investment units to a third-party in order to raise funds for acquiring new real property.

Note 15 All investment units are common investment units.

4. Changes in officers

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

5. Additional information

(1) Composition of assets

Classification of assets	Asset category	Location category (Note 1)	Region	As of December 31, 2014		As of June 30, 2015	
				Total of net book value (Millions of yen)	Composition ratio (Note 2) (%)	Total of net book value (Millions of yen)	Composition ratio (Note 2) (%)
Real property	Logistics facilities or Manufacturing and R&D facilities, etc. (Industrial properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	11,840	6.2	11,794	5.5
			Osaka and Nagoya metropolitan areas	3,554	1.9	4,538	2.1
			Other area	—	—	907	0.4
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
	Infrastructure facilities (Infrastructure properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	44,967	23.6	44,723	20.8
			Osaka and Nagoya metropolitan areas	1,998	1.0	1,998	0.9
			Other area	—	—	—	—
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
Trust beneficial interest in real property	Logistics facilities or Manufacturing and R&D facilities, etc. (Industrial properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	76,981	40.3	80,025	37.3
			Osaka and Nagoya metropolitan areas	6,545	3.4	16,636	7.7
			Other area	3,571	1.9	3,546	1.7
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	2,190	1.1	2,175	1.0
	Infrastructure facilities (Infrastructure properties)	Urban and suburban or Industrial-area	Tokyo metropolitan area	5,365	2.8	12,822	6.0
			Osaka and Nagoya metropolitan areas	23,981	12.6	23,830	11.1
			Other area	—	—	—	—
		Other	Tokyo metropolitan area	—	—	—	—
			Osaka and Nagoya metropolitan areas	—	—	—	—
			Other area	—	—	—	—
Sub-total				180,996	94.8	202,998	94.5
Investments in Tokumei Kumiai agreement (Note 3)				10	0.0	—	—
Bank deposits and other assets				9,844	5.2	11,878	5.5
Total assets				190,852	100.0	214,877	100.0
Total liabilities				108,850	57.0	121,200	56.4
Total net assets				82,001	43.0	93,677	43.6

Note 1 “Location category” is classified as below.

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

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

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

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

Note 3 Investments in Tokumei Kumiai agreement is an equity interest of an anonymous association managed by Limited Liability Company SBS Logi Fund 1 whose investment asset is Kyo-tanabe Logistics Center held in the form of trust beneficiary interest.

(2) Outline of portfolio properties

The principal properties (top ten properties in net book value) as of June 30, 2015 were as follows:

Name of property	Net book value (Millions of yen)	Leasable area (Note 1) (m ²)	Leased area (Note 2) (m ²)	Occupancy ratio (Note 3) (%)	Ratio of rental revenue to total rental revenues (Note 3) (%)	Major use
IIF Haneda Airport Maintenance Center	39,559	81,995.81	81,995.81	100.0	18.3	Infrastructure facility
IIF Kobe District Heating and Cooling Center	16,889	11,275.39	11,275.39	100.0	4.5	Infrastructure facility
IIF Shinonome Logistics Center (Note 4)	13,199	27,493.29	27,493.29	100.0	5.4	Logistics facility
IIF Mitaka Card Center	9,242	21,615.01	21,615.01	100.0	5.0	Manufacturing and R&D facility, etc.
IIF Shinonome R&D Center (Note 5)	9,089	17,045.30	17,045.30	100.0	—	Manufacturing and R&D facility, etc.
IIF Shinagawa IT Solution Center (Note 5)	7,492	7,089.62	5,849.45	82.5	—	Infrastructure facility
IIF Kamata R&D Center (Note 5)	7,456	21,896.56	21,896.56	100.0	—	Manufacturing and R&D facility, etc.
IIF Kyotanabe Logistics Center (Note 5)	5,957	33,243.99	33,243.99	100.0	—	Logistics facility
IIF Osaka Toyonaka Data Center (Note 5)	5,661	20,027.14	20,027.14	100.0	—	Infrastructure facility
IIF Noda Logistics Center (Note 5)	5,661	38,828.10	38,828.10	100.0	—	Logistics facility
Total	120,208	280,510.21	279,270.04	99.6	56.0	

Note 1 “Leasable area” means the leasable area of the building or land of each property indicated in the lease agreement.

Note 2 “Leased area” means the leased area of the building or land of each property indicated in the lease agreement.

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

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

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

The details of logistics facilities, manufacturing and R&D facilities, etc. or infrastructure facilities held by the Investment Corporation as of June 30, 2015 were as follows:

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
IIF Shinonome Logistics Center (Note 4)	19-4, Shinonome 2-chome, Koto-ku, Tokyo, etc.	Trust beneficial interest	27,493.29	16,165	13,199
IIF Noda Logistics Center	340-13, Aza Tamedai, Nishi-sangao, Noda-shi, Chiba, etc.	Trust beneficial interest	38,828.10	7,860	5,661
IIF Shinsuna Logistics Center	2458-5, Shinsuna 3-chome, Koto-ku, Tokyo	Trust beneficial interest	5,741.75	6,680	5,232
IIF Atsugi Logistics Center	6-19, Aza Ikoda, Hase, Atsugi-shi, Kanagawa, etc.	Trust beneficial interest	10,959.68	2,120	1,712
IIF Koshigaya Logistics Center	1-1, Ryutsudanchi 4-chome, Koshigaya-shi, Saitama	Trust beneficial interest	10,113.50	2,560	1,865
IIF Nishinomiya Logistics Center	2, Nishinomiyahama 1-chome, Nishinomiya-shi, Hyogo	Trust beneficial interest	10,608.00	1,710	1,198
IIF Narashino Logistics Center (land with leasehold interest)	34-9, Akanehama 3-chome, Narashino-shi, Chiba	Real property	19,834.71	2,410	1,223
IIF Narashino Logistics Center II (Note 5)	34-1, Akanehama 3-chome, Narashino-shi, Chiba	Trust beneficial interest	83,905.16	6,070	4,652
IIF Atsugi Logistics Center II	602-9, Aza Kitaya, Funako, Atsugi-shi, Kanagawa	Real property	20,661.13	3,720	3,296
IIF Yokohama Tsuzuki Logistics Center	747-1, Aza Minamikochi, Kawamukou-cho, Tsuzuki-ku Yokohama-shi, Kanagawa, etc.	Trust beneficial interest	9,464.03	3,040	2,363
IIF Saitama Logistics Center	398-3, Yoshino-cho 1-chome, Kita-ku, Saitama-shi, Saitama, etc.	Trust beneficial interest	8,995.00	2,000	1,517
IIF Nagoya Logistics Center	34, Yanagida-cho 2-chome, Nakagawa-ku, Nagoya-shi, Aichi, etc.	Real property	8,721.01	1,360	1,174
IIF Atsugi Logistics Center III	3007-7, Kamiechi Aza Uenohara, Atsugi-shi, Kanagawa	Trust beneficial interest	16,584.64	2,880	2,357
IIF Kawaguchi Logistics Center	4829 Midori-cho, Kawaguchi-shi, Saitama, etc.	Real property	11,705.02	3,720	2,041
IIF Kobe Logistics Center	2-10, Maya-futo, Nada-ku, Kobe-shi, Hyogo, etc.	Trust beneficial interest	39,567.74	6,610	5,302
IIF Higashi-Osaka Logistics Center	701-2, Wakae-higashi-machi 6-chome, Higashi Osaka-shi, Osaka, etc.	Real property	20,461.73	2,980	2,436
IIF Kashiwa Logistics Center	1027-1, Aza Miyagohara, Washinoya, Kashiwa-shi, Chiba, etc.	Real property	17,373.53	2,600	1,865
IIF Misato Logistics Center	5, Izumi 3-chome, Misato-shi, Saitama	Trust beneficial interest	19,019.71	4,480	3,555
IIF Iruma Logistics Center	660-2, Aza Higashimusashino, Oaza Minami-mine, Iruma-shi, Saitama, etc.	Trust beneficial interest	17,881.65	3,910	3,234
IIF Tosu Logistics Center	781-1 Aza Hiratsuka, Shuku-machi, Tosu-shi, Saga, etc.	Trust beneficial interest	13,862.05	1,790	1,572
IIF Inzai Logistics Center	6-6, Matsuzakidai 2-chome, Inzai-shi, Chiba, etc.	Trust beneficial interest	5,490.00	1,190	1,064
IIF Morioka Logistics Center	Plot 5-44-5, Oaza Hiromiyasawa, Yahabacho, Shiwa-gun, Iwate, etc.	Trust beneficial interest	8,001.57	1,140	602
IIF Hiroshima Logistics Center	22-4, Itsukaichi-ko 3-chome, Saeki-ku, Hiroshima-shi, Hiroshima	Trust beneficial interest	22,768.24	4,160	3,546

Name of property	Location (Note 1)	Form of ownership	Leasable area (Note 2) (m ²)	Appraisal value at end of period (Note 3) (Millions of yen)	Net book value (Millions of yen)
IIF Izumiotsu e-shop Logistics Center (land with leasehold interest)	39, Nagisa-cho, Izumiotsu-shi, Osaka, etc.	Trust beneficial interest	48,932.00	4,270	4,176
IIF Izumisano Food Processing and Logistics Center	2-11, Rinkuorai-kita, Izumisano-shi, Osaka	Real property	13,947.83	1,010	928
IIF Kyotanabe Logistics Center	55-13, Osumi-hama, Kyotanabe-shi, Kyoto	Trust beneficial interest	33,243.99	6,460	5,957
IIF Fukuoka Koga Vehicle Logistics Center (land with leasehold interest)	1134-1, Aoyagi, Koga-shi, Fukuoka, etc.	Real property	30,815.97	958	907
IIF Totsuka Technology Center (land with leasehold interest)	334-1, Aza Uchikune, Nase-cho, Totsuka-ku, Yokohama-shi, Kanagawa, etc.	Trust beneficial interest	31,442.47	5,170	4,553
IIF Yokohama Tsuzuki Technology Center	25-2, Kitayamada 4-chome, Tsuzuki-ku, Yokohama-shi, Kanagawa	Real property	4,655.48	1,320	1,167
IIF Mitaka Card Center	444-2, Shimo-Renjaku 7-chome, Mitaka-shi, Tokyo, etc.	Trust beneficial interest	21,615.01	9,780	9,242
IIF Shinonome R&D Center	14-5, Shinonome 1-chome, Koto-ku, Tokyo	Trust beneficial interest	17,045.30	11,800	9,089
IIF Kamata R&D Center	31-1, Minami-Kamata 2-chome, Ota-ku, Tokyo	Trust beneficial interest	21,896.56	8,160	7,456
IIF Kawasaki Science Center	25-19, Tono-machi 3-chome, Kawasaki-ku, Kawasaki-shi, Kanagawa	Real property	4,857.73	2,850	2,199
IIF Sagami-hara R&D Center	41-1, Minamihashimoto 3-chome, Chuo-ku, Sagami-hara-shi, Kanagawa	Trust beneficial interest	14,304.37	3,510	3,267
IIF Kobe District Heating and Cooling Center	77-1, Higashikawasaki-cho 1-chome, Chuo-ku, Kobe-shi, Hyogo	Trust beneficial interest	11,275.39	14,700	16,889
IIF Haneda Airport Maintenance Center	5-1 and 2, Haneda Airport 3-chome, Ota-ku, Tokyo	Real property	81,995.81	40,500	39,559
IIF Zama IT Solution Center	5505-7, Higashihara 5-chome, Zama-shi, Kanagawa	Trust beneficial interest	10,931.89	5,540	5,329
IIF Shinagawa Data Center	521-1, Futaba 2-chome, Shinagawa-ku, Tokyo, etc.	Real property	19,547.11	6,920	5,164
IIF Osaka Toyonaka Data Center	1-38, Shin-senri-nishi-machi 1-chome, Toyonaka-shi, Osaka	Trust beneficial interest	20,027.14	5,980	5,661
IIF Osaka Nanko IT Solution Center	21, Nanko-kita 1-chome, Suminoe-ku, Osaka-shi, Osaka, etc.	Trust beneficial interest	18,435.93	2,290	1,280
IIF Nagoya Port Tank Terminal (land with leasehold interest)	37-31, Shiomi-cho, Minato-ku, Nagoya-shi, Aichi	Real property	51,583.70	2,220	1,998
IIF Shinagawa IT Solution Center	31-18, Nishi-Gotanda 4-chome, Shinagawa-ku, Tokyo	Trust beneficial interest	7,089.62	7,640	7,492
Total (Note 6)			911,684.54	232,233	202,998

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

Note 2 "Leasable area" means the leasable area of the building or land of each property indicated in the lease agreement, except for IIF Shinsuna Logistics Center of which leasable area shows a total area of the building indicated in the registry book. Furthermore, "Leasable area" of IIF Narashino Logistics Center II is total of the leasable area of the leased land and that of the building on the leased land.

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

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

Note 5 The Investment Corporation invests both land with leasehold interest (the lessee of leased land is the trustee with respect to the building of the property) and building with leasehold interest of the property in form of the trust beneficial interests separately. Therefore, "Leasable area" of the property shows total of the leasable area of the leased land (58,070.00 m²) and that of the building on the leased land (25,835.16 m²).

Note 6 "Leasable area" of IIF Narashino Logistics Center II is total of the leasable area of the leased land and that of the building on the leased land.

Operating results of each property for the six months ended December 31, 2014 and June 30, 2015 were as follows:

Name of property	For the six months ended							
	December 31, 2014				June 30, 2015			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
IIF Shinonome Logistics Center	1	100.0	397	5.9	1	100.0	397	5.4
IIF Noda Logistics Center (Note 3)	2	100.0	—	—	2	100.0	—	—
IIF Shinsuna Logistics Center	1	100.0	173	2.6	1	100.0	173	2.4
IIF Atsugi Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Koshigaya Logistics Center	1	100.0	75	1.1	1	100.0	75	1.0
IIF Nishinomiya Logistics Center	1	100.0	60	0.9	1	100.0	60	0.8
IIF Narashino Logistics Center (land with leasehold interest) (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Narashino Logistics Center II (Notes 3 and 5)	2	100.0	—	—	2	100.0	—	—
IIF Atsugi Logistics Center II (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Yokohama Tsuzuki Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Saitama Logistics Center	1	100.0	66	1.0	1	100.0	66	0.9
IIF Nagoya Logistics Center (Note 3)	0	0.0	—	—	1	100.0	—	—
IIF Atsugi Logistics Center III (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kawaguchi Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kobe Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Higashi-Osaka Logistics Center (Note 3)	3	97.1	—	—	3	97.1	—	—
IIF Kashiwa Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Misato Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Iruma Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Tosu Logistics Center (Note 3)	2	100.0	—	—	2	100.0	—	—
IIF Inzai Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Morioka Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Hiroshima Logistics Center (Note 3)	1	100.0	—	—	1	100.0	—	—

Name of property	For the six months ended							
	December 31, 2014				June 30, 2015			
	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)	Number of tenants (Note 1)	Occupancy ratio (Note 2) (%)	Rental revenues (Millions of yen)	Ratio of rental revenue to total rental revenues (Note 2) (%)
IIF Izumiotsu e-shop Logistics Center (land with leasehold interest) (Note 3)	—	—	—	—	1	100.0	—	—
IIF Izumisano Food Processing and Logistics Center (Note 3)	—	—	—	—	1	100.0	—	—
IIF Kyotanabe Logistics Center (Note 3)	—	—	—	—	1	100.0	—	—
IIF Fukuoka Koga Vehicle Logistics Center (land with leasehold interest) (Note 3)	—	—	—	—	1	100.0	—	—
IIF Totsuka Technology Center (land with leasehold interest)	1	100.0	154	2.3	1	100.0	154	2.1
IIF Yokohama Tsuzuki Technology Center	1	100.0	58	0.9	1	100.0	58	0.8
IIF Mitaka Card Center	1	100.0	364	5.4	1	100.0	364	5.0
IIF Shinonome R&D Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kamata R&D Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Kawasaki Science Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Sagamiyama R&D Center (Note 3)	—	—	—	—	7	100.0	—	—
IIF Kobe District Heating and Cooling Center	2	100.0	330	4.9	2	100.0	330	4.5
IIF Haneda Airport Maintenance Center	1	100.0	1,346	19.9	1	100.0	1,348	18.3
IIF Zama IT Solution Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Shinagawa Data Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Osaka Toyonaka Data Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Osaka Nanko IT Solution Center (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Nagoya Port Tank Terminal (land with leasehold interest) (Note 3)	1	100.0	—	—	1	100.0	—	—
IIF Shinagawa IT Solution Center (Note 3)	—	—	—	—	5	82.5	—	—
Total (Notes 4 and 6)	41	98.8	6,775	100.0	58	99.8	7,356	100.0

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

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

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

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

Note 5 The Investment Corporation invests both land with leasehold interest (the lessee of leased land is the trustee with respect to the building of the property) and building with leasehold interest of the property in form of the trust beneficial interests separately. Therefore, “Number of tenants” shows total of the number of tenant of leased land and that of the building.

Note 6 “Number of tenants” of IIF Narashino Logistics Center II is total of the number of tenant of leased land and that of the building.