



**Industrial & Infrastructure Fund
Investment Corporation**

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



Investor Presentation for the Dec 2015 (17th) Period ~Appendix~



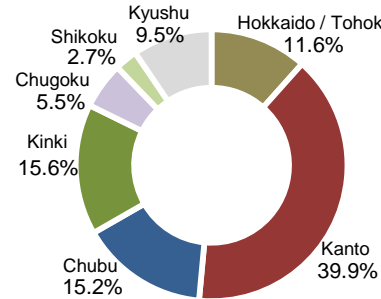
Mitsubishi Corp UBS Realty

Ticker 3249

Our portfolio after anticipated acquisitions

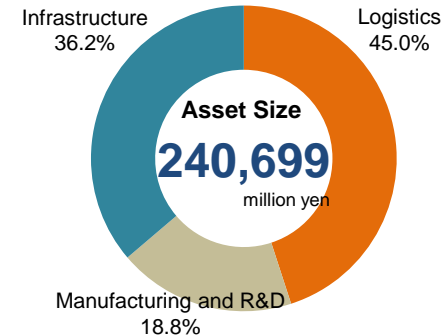


(Reference)
Regional Share of Japanese GDP



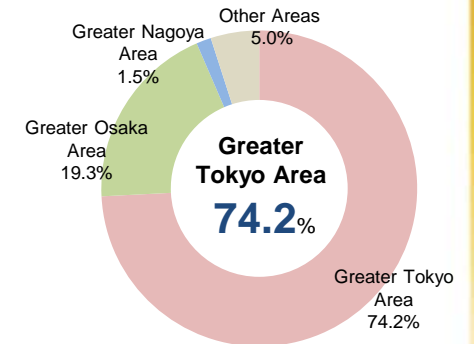
(Note) Cabinet Office, Japan, Annual Report on Prefectural Accounts for FY 2012 (released on Jun.3, 2015)

By Asset Category

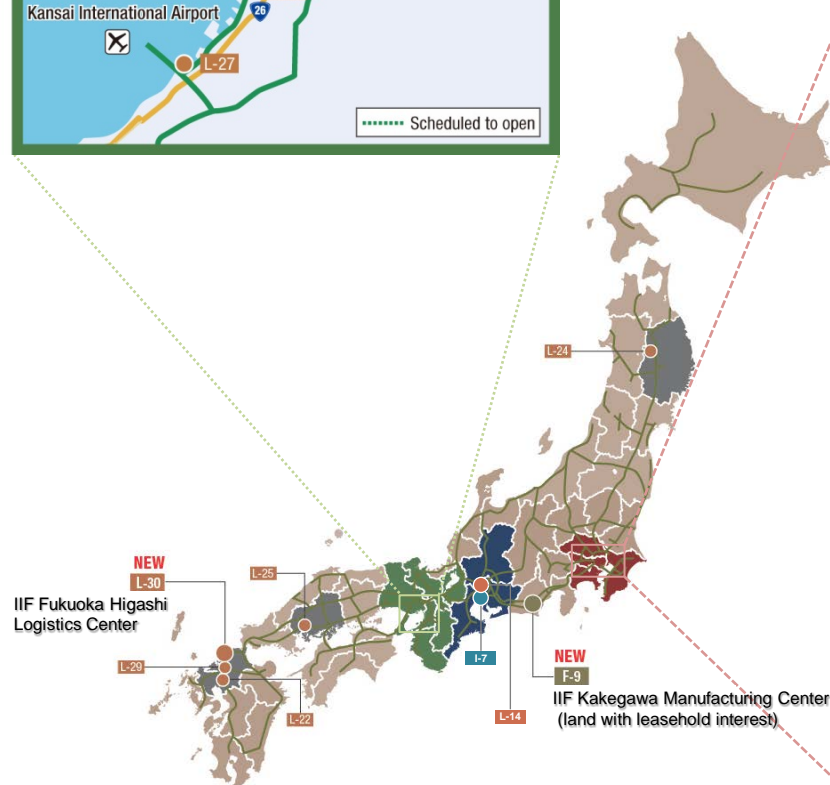


(Note) Based on Appraisal or Investigated Value

By Area



(Note) Based on Appraisal or Investigated Value



(Note) Ministry of Land, Infrastructure, Transport and Tourism, Japan, "Recommendation Paper from the Council of Advisers for Revitalization of Metropolitan Expressways" (Sep 2012)

Our portfolio after anticipated acquisitions

Greater Tokyo Area (30 properties)

Logistics (16 properties)



L-1 IIF Shinonome Logistics Center Note 1



L-4 IIF Noda Logistics Center



L-5 IIF Shinsuna Logistics Center



L-6 IIF Atsugi Logistics Center



L-7 IIF Koshigaya Logistics Center



L-9 IIF Narashino Logistics Center (land with leasehold interest)



L-10 IIF Narashino Logistics Center II



L-11 IIF Atsugi Logistics Center II



L-12 IIF Yokohama Tsuzuki Logistics Center



L-13 IIF Saitama Logistics Center



L-15 IIF Atsugi Logistics Center III



L-16 IIF Kawaguchi Logistics Center



L-19 IIF Kashiwa Logistics Center



L-20 IIF Misato Logistics Center



L-21 IIF Iruma Logistics Center



L-23 IIF Inzai Logistics Center

Manufacturing / R&D (9 properties)



F-1 IIF Totsuka Technology Center (land with leasehold interest)



F-2 IIF Yokohama Tsuzuki Technology Center



F-3 IIF Mitaka Card Center



F-4 IIF Shinonome R&D Center



F-5 IIF Kamata R&D Center



F-6 IIF Kawasaki Science Center



F-7 IIF Sagami R&D Center



F-8 IIF Yokohama Shinyamashita R&D Center



F-9 IIF Kakegawa Manufacturing Center (land with leasehold interest)

Infrastructure (5 properties)



I-2 IIF Haneda Air Port Maintenance Center



I-3 IIF Zama IT Solution Center



I-4 IIF Shinagawa Data Center



I-8 IIF Shinagawa IT Solution Center



I-9 IIF Higashimatsuyama Gas Tank Maintenance Center (land with leasehold interest) **NEW**

Greater Osaka Area (9 properties)

Logistics (6 properties)



L-8 IIF Nishinomiya Logistics Center



L-17 IIF Kobe Logistics Center



L-18 IIF Higashi-Osaka Logistics Center



L-26 IIF Izumiotsu e-shop Logistics Center (land with leasehold interest)



L-27 IIF Izumisano Food Processing and Logistics Center



L-28 IIF Kyotanabe Logistics Center



I-1 IIF Kobe District Heating and Cooling Center



I-5 IIF Osaka Toyonaka Data Center



I-6 IIF Osaka Nanko IT Solution Center

Infrastructure (3 properties)

Greater Nagoya Area (2 properties)

Logistics



L-14 IIF Nagoya Logistics Center

Infrastructure



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

Other Areas (5 properties)

Logistics (5 properties)



L-22 IIF Tosu Logistics Center



L-24 IIF Morioka Logistics Center



L-25 IIF Hiroshima Logistics Center



L-29 IIF Fukuoka Koga Vehicle Logistics Center (land with leasehold interest)



L-30 IIF Fukuoka Higashi Logistics Center **NEW**

(Note 1) IIF owns 53% co-ownership interests of the trust beneficiary interests

(Note 2) The image is artist's conception of buildings to be constructed; may differ from actual buildings

Mitsubishi Corp UBS Realty

【New acquisitions in 17th period and later】

IIF Higashimatsuyama Gas Tank Maintenance Center (land with leasehold interest)

Infrastructure
Facility



※Artist's conception of buildings to be constructed; may differ from actual buildings.

Acquisition price		JPY 690 mn.
Profitability	NOI Yield	5.3 %
	NOI Yield (after depreciation)	5.3 %
Unrealized gain	Appraisal Value	JPY 744 mn.
	Unrealized gain ratio of unrealized gain	JPY +54 mn. +7.8%
Stability	Tenant	J Cylinder Service (Itochu Corporation Group)
	Contract term	30 years remaining 29 years and 9 months
	Contract type	Fixed period lease contract for business purposes
	Cancellation before maturity; Rent revision	Not allowed for 12 years; Not allowed in principle

Acquisition
highlights

1-on-1
Negotiation

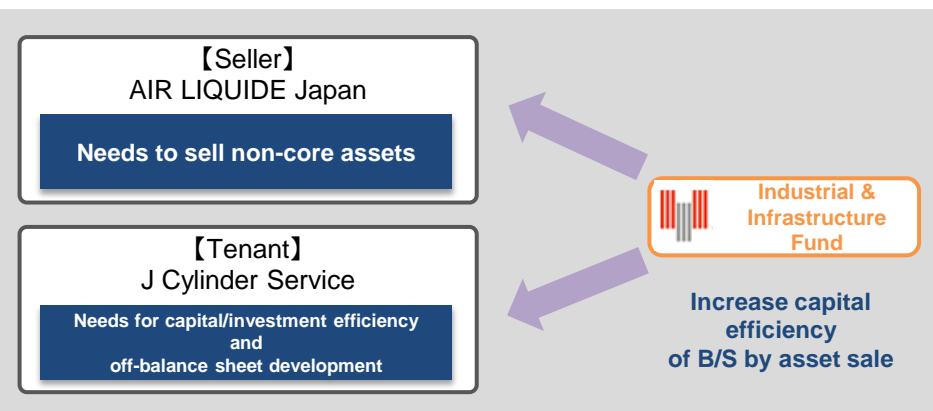
CRE

Repeater

- Satisfied both the needs of the seller and the tenant to develop an off-balance-sheet core facility through the CRE solutions
- Realized a new opportunity leveraging the acquisition track record from Itochu Corporation Group
- Invested in a core facility for the top share operator in high-pressure gas container inspections in the Kanto area (30-year long-term lease contract)

CRE proposal by IIF

- Acquired a highly versatile facility through 1-on-1 negotiation deal with the seller, AIR LIQUIDE Japan
- Through continuous CRE propositions for Itochu Corporation Group, IIF seized the needs of the Group regarding capital/investment efficiency, and developed a new operational base



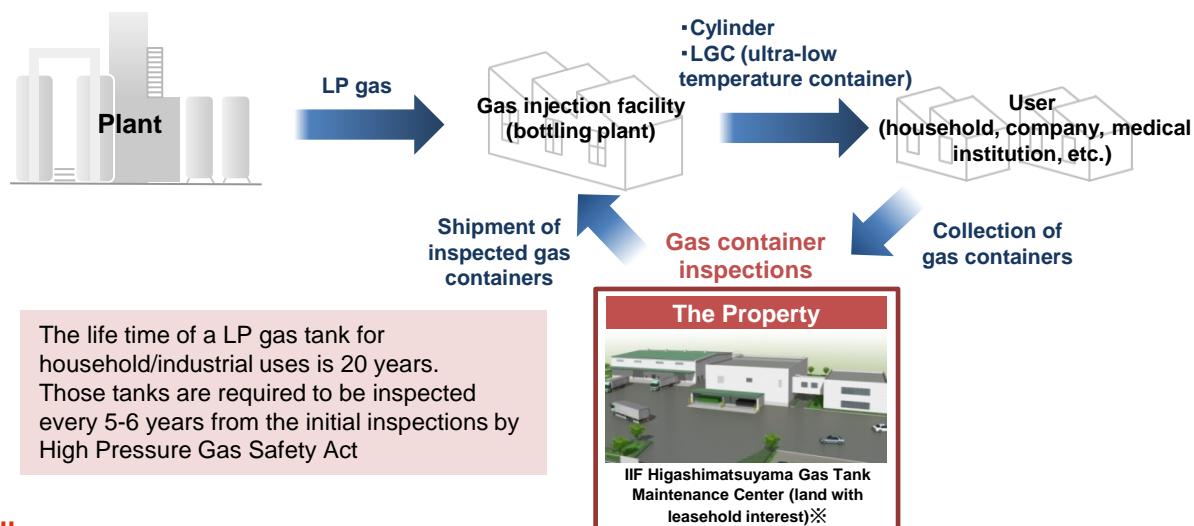
- ✓ The tenant holds the top share in high-pressure gas container inspections in the Kanto area
- ✓ Planned to develop a new inspection facility on the land to integrate businesses to this site as the largest operating site in the Kanto area
- ✓ The lease term of 30 years offers a stable business continuity

Versatile real estate asset

- ✓ The property is in a highly versatile area, located on a corner lot in an industrial park with a concentration of logistics and mid-size manufacturing facilities
- ✓ While Saitama area has limited plots of land that are suitable for industrial use, the property is located in a restricted industrial zone that allows 24-hour operation
- ✓ The scale of the land offers a potential to convert to a logistics or midsize manufacturing facility after the completion of the lease contract

Conceptual drawing of gas container maintenance center

- Operates legal inspections of high-pressure gas container



※Artist's conception of buildings to be constructed: may differ from actual buildings.

Surrounded by a concentration of logistics and mid-size manufacturing facilities



【New acquisitions in 17th period and later】 IIF Fukuoka Higashi Logistics Center

Logistics
Facility



Acquisition highlights

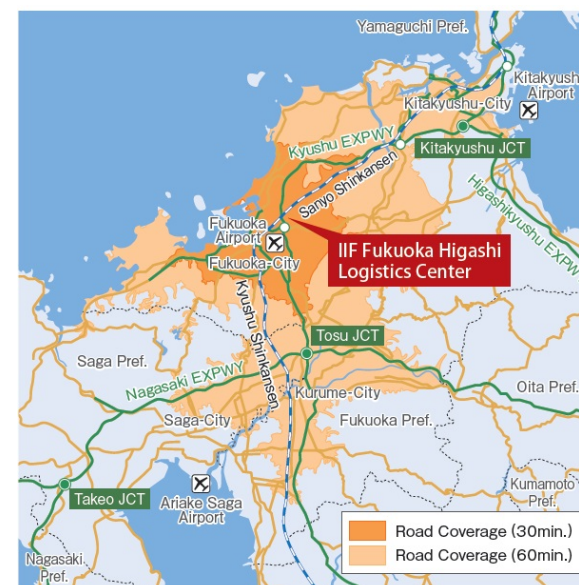
1-on-1
Negotiation

- Acquired the property through 1-on-1 negotiation deal based on our own network
- 15 years fixed-lease term backed by the importance of the location for the tenant offers stable cash flow
- Secured profitability with an NOI yield of 5.5% and an after-depreciation yield of 5.0%, even in the competitive acquisition environment

Acquisition price		JPY 1,860 mn
Profitability	NOI Yield	5.5 %
	NOI Yield (after depreciation)	5.0 %
Unrealized gain	Appraisal Value (as of 12 Dec 2015)	JPY 2,000 mn.
	Unrealized gain ratio of unrealized gain	JPY +140 mn. +7.5%
Stability	Tenant	Toll Express Japan Co., Ltd.
	Contract term	15 years remaining 15 years
	Contract type	Fixed-term leasehold
	Cancellation before maturity; Rent revision	Not allowed; Not allowed in principle

Situated at a key location for logistics in Kyushu

- Delivery even to neighboring prefectures as well as Fukuoka city/prefecture



Source: Created by Mitsubishi-Corp. UBS Realty Inc. based on the data prepared by Ichigo Real Estate Service Co., Ltd.

**Industrial & Infrastructure Fund
Investment Corporation**

【New acquisitions in 17th period and later】 IIF Fukuoka Higashi Logistics Center

Logistics
Facility

Long-term Usability

Long-term use by current tenant expected

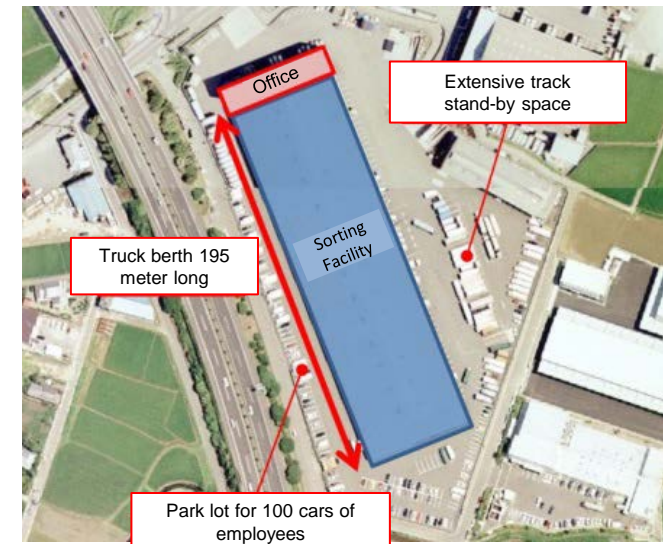
- ✓ The largest distribution center for the tenant, Toll Express Japan Co., Ltd
- ✓ Developed as its in-house facility and been operated since 1997
- ✓ Serves as a key operating site that covers the entire Kyushu area for the tenant with a customer center as well as an administration unit

Versatility

Versatile real estate asset

- ✓ High convenience with an access to central Fukuoka (Hakata Station) within 10 km away
- ✓ Located in an area with high demand for logistics operators
- ✓ The building layout takes into account movements of trucks to maximize freight-handling efficiency, with 9.5 meter eaves and 195 meter long truck berth at both sides

Highly versatile facility as a distribution site



Location where logistics centers are concentrated near the interchange of the expressways



Operation-oriented specifications to maximize freight-handling efficiency



[New acquisitions in 17th period and later]

IIF Yokohama Shinyamashita R&DC (secured preferential negotiation rights)

Manufacturing and
R&D Facilities

IIF concluded a purchase agreement regarding 0.3% (11,430,000 yen) co-ownership interest of property below, and secured preferential negotiation rights for acquisition of the remaining 99.7% interest of the property.



«Reference: property overview»

※ The following description on the basis of 100% equity

Acquisition price (anticipated)	JPY 3,810 mn.
NOI Yield	5.4 %
NOI Yield (after depreciation)	4.3 %
Appraisal Value (Trial calculation)(Note2)	JPY 4,170 mn.
Unrealized gain ratio of unrealized gain	JPY +360 mn. +9.4%
Tenant	TRW Automotive Japan
Contract term	20 years remaining 11 years and 6 months
Contract type	Fixed-term leasehold
Cancellation before maturity; Rent revision	Not allowed for 10 years; Allowed

(Note 1) If acquired prior to April 14, 2016, discussions shall be required

(Note 2) Appraisal value of interest 0.3% regarding right of beneficiary on trust co-ownership: co-ownership interest 100% price is multiplied by 0.3%. Regarding the appraisal value on the basis of 100% equity, trial calculation price for 0.3% equity appraisal value is used.

Acquisition highlights

1-on-1 negotiation

- Realized the seller's needs through 1-on-1 negotiation leveraging less-competitive acquisition environment for R&D facilities
- Enjoys stable cash flow for 20 years by investing in a sole engineering center for tenant

Description regarding co-ownership interests of trust beneficiary rights

	Co-ownership interest	Owner	Acquisition price (anticipated)	Appraisal value(Note2)
IIF Yokohama Shinyamashita R&DC	New 0.3%	IIF	JPY 11 mn.	JPY 12 mn.
	99.7%	Domestic firm	JPY 3,798 mn. (Note1)	—
Total	100.0%	—	JPY 3,810 mn.	JPY 4,170 mn.

Preferential negotiation rights

Preferential negotiation rights regarding remaining 99.7% co-ownership interest held by the domestic firm can be exercised during the term:

The term of preferential negotiation right: **Feb. 16, 2016 – Mar. 31, 2017**

Long-term Usability

Long-term use by current tenant expected

- ✓ HQ in Japan and an engineering center of the world-wide major car parts supplier, TRW Automotive Japan
- ✓ Facility in excellent usage for the quality test of air bag and break, and the development of advanced driving assistance systems

Versatility

Versatile real estate asset

- ✓ Excellent access to office areas in city centers (10 minutes from Yokohama station)
- ✓ Excellent spec -- space and power supply equipped with independent air conditioning, 4.6m ceiling height (1F) and floor load capacity 1.2t/m², high-voltage power receiver



10 minutes' walk from Motomachi/China town station of Minato Mirai Line

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	6.6%	16,536	6.9%	27,493.29㎡	2.7%	100.0%	4.6%
L-4	IIF Noda Logistics Center	Noda-shi, Chiba	Mar 2006	6,500	3.1%	8,350	3.5%	38,828.10㎡	3.9%	100.0%	0.3%
L-5	IIF Shinsuna Logistics Center	Koto-ku, Tokyo	Jun 1998	5,300	2.5%	6,710	2.8%	5,741.75㎡	0.6%	100.0%	6.4%
L-6	IIF Atsugi Logistics Center	Atsugi-shi, Kanagawa	Jan 2005	2,100	1.0%	2,160	0.9%	10,959.68㎡	1.1%	100.0%	8.7%
L-7	IIF Koshigaya Logistics Center	Koshigaya-shi, Saitama	Sep 1985	2,000	1.0%	2,610	1.1%	10,113.50㎡	1.0%	100.0%	2.6%
L-8	IIF Nishinomiya Logistics Center	Nishinomiya-shi, Hyogo	May 1997	1,300	0.6%	1,740	0.7%	10,608.00㎡	1.1%	100.0%	9.9%
L-9	IIF Narashino Logistics Center (land with leasehold)	Narashino-shi, Chiba	—	1,190	0.6%	2,430	1.0%	19,834.71㎡	2.0%	100.0%	—
L-10	IIF Narashino Logistics Center II (Note 7) (land with leasehold) (building with leasehold)	Narashino-shi, Chiba	—	3,350	1.6%	6,190	2.6%	58,070.00㎡	5.8%	100.0%	—
			Apr 1991	1,200	0.6%			25,835.16㎡	2.6%	100.0%	9.2%
L-11	IIF Atsugi Logistics Center II	Atsugi-shi, Kanagawa	Oct 1992	3,100	1.5%	3,800	1.6%	20,661.13㎡	2.1%	100.0%	7.6%
L-12	IIF Yokohama Tsuduki Logistics Center	Yokohama-shi, Kanagawa	Sep 1998	2,350	1.1%	3,080	1.3%	9,464.03㎡	0.9%	100.0%	8.7%
L-13	IIF Saitama Logistics Center	Saitama-shi, Saitama	Dec 1989	1,490	0.7%	2,030	0.8%	8,995.00㎡	0.9%	100.0%	4.2%
L-14	IIF Nagoya Logistics Center	Nagoya-shi, Aichi	Apr 1990	1,050	0.5%	1,400	0.6%	8,721.01㎡	0.9%	100.0%	9.1%
L-15	IIF Atsugi Logistics Center III	Atsugi-shi, Kanagawa	Oct 1981	2,290	1.1%	2,940	1.2%	16,584.64㎡	1.7%	100.0%	7.3%
L-16	IIF Kawaguchi Logistics Center	Kawaguchi-shi, Saitama	Apr 2002	1,770	0.9%	3,860	1.6%	11,705.02㎡	1.2%	100.0%	10.7%
L-17	IIF Kobe Logistics Center	Kobeshi, Hyogo	Jan 2001	5,193	2.5%	6,670	2.8%	39,567.74㎡	3.9%	100.0%	5.5%
L-18	IIF Higashi Osaka Logistics Center	Higashi Osaka-shi, Osaka	Nov 1991	2,280	1.1%	3,040	1.3%	20,461.73㎡	2.0%	96.2%	9.0%
L-19	IIF Kashiwa Logistics Center	Kashiwa-shi, Chiba	Nov 1990	1,810	0.9%	2,660	1.1%	17,373.53㎡	1.7%	100.0%	4.4%
L-20	IIF Misato Logistics Center	Misato-shi, Saitama	Feb 2007	3,550	1.7%	4,660	1.9%	19,019.71㎡	1.9%	100.0%	4.0%
L-21	IIF Iruma Logistics Center	Iruma-shi, Saitama	Dec 2010	3,184	1.5%	3,980	1.7%	17,881.65㎡	1.8%	100.0%	5.8%
L-22	IIF Tosu Logistics Center	Tosu-shi, Saga	Feb 2007	1,570	0.8%	1,830	0.8%	13,862.05㎡	1.4%	100.0%	0.8%
L-23	IIF Inzai Logistics Center	Inzai-shi, Chiba	Feb 2007	1,060	0.5%	1,230	0.5%	5,490.00㎡	0.5%	100.0%	4.7%
L-24	IIF Morioka Logistics Center	Shiwa-gun, Iwate	Aug 2005	600	0.3%	1,160	0.5%	8,001.57㎡	0.8%	100.0%	1.9%
L-25	IIF Hiroshima Logistics Center	Hiroshima-shi, Hiroshima	Dec 2013	3,540	1.7%	4,240	1.8%	22,768.24㎡	2.3%	100.0%	4.8%
L-26	IIF Izumiotsu e-shop Logistics Center(land with leasehold interest)	Izumiotsu-shi, Osaka	—	4,000	1.9%	4,310	1.8%	48,932.00㎡	4.9%	100.0%	—
L-27	IIF Izumisano Food Processing and Logistics Center	Izumisano-shi, Osaka	Oct 1996	860	0.4%	1,020	0.4%	13,947.83㎡	1.4%	100.0%	12.3%
L-28	IIF Kyotanabe Logistics Center	Kyotanabe-shi, Kyoto	Mar 2007	5,730	2.8%	6,700	2.8%	33,243.99㎡	3.3%	100.0%	5.6%
L-29	IIF Fukuoka Koga Vehicle Logistics Center(land with leasehold interest)	Koga-shi, Fukuoka	—	860	0.4%	957	0.4%	30,815.97㎡	3.1%	100.0%	—
L-30	IIF Fukuoka Higashi Logistics Center NEW	Fukuoka-shi, Fukuoka	Jan 1997	1,860	0.9%	2,000	0.8%	11,262.86㎡	1.1%	100.0%	0.2%
Logistics Centers Total				84,787	40.8%	108,293	45.0%	586,243.89㎡	58.5%	99.9%	—
F-1	IIF Totsuka Technology Center (land with leasehold)	Yokohama-shi, Kanagawa	—	4,500	2.2%	5,240	2.2%	31,442.47㎡	3.1%	100.0%	—
F-2	IIF Yokohama Tsuduki Technology Center	Yokohama-shi, Kanagawa	Feb 1996	1,100	0.5%	1,340	0.6%	4,655.48㎡	0.5%	100.0%	3.3%
F-3	IIF Mitaka Card Center	Mitaka-shi, Tokyo	Apr 1994	8,700	4.2%	9,950	4.1%	21,615.01㎡	2.2%	100.0%	6.7%
F-4	IIF Shinonome R&D Center	Koto-ku, Tokyo	Mar 1989	8,800	4.2%	12,100	5.0%	17,045.30㎡	1.7%	100.0%	4.5%
F-5	IIF Kamata R&D Center	Ohta-ku, Tokyo	Jun 1988	7,200	3.5%	8,320	3.5%	21,896.56㎡	2.2%	100.0%	7.7%
F-6	IIF Kawasaki Science Center	Kawasaki-shi, Kanagawa	May 2014	2,168	1.0%	2,900	1.2%	4,857.73㎡	0.5%	100.0%	9.7%
F-7	IIF Sagami R&D Center	Sagamihara-shi, Kanagawa	Jul 1989	3,100	1.5%	3,570	1.5%	14,304.37㎡	1.4%	98.8%	8.5%
F-8	IIF Yokohama Shinyamashita R&D Center NEW	Yokohama-shi, Kanagawa	Aug 2007	11	0.0%	13	0.0%	14.66㎡	0.0%	100.0%	5.0%
F-9	IIF Kakegawa Manufacturing Center (land with leasehold interest) NEW	Kakegawa-shi, Shizuoka	—	1,540	0.7%	1,770	0.7%	66,225.41㎡	6.6%	100.0%	—
Manufacturing and R&D Facilities Total (Excluding <Reference>)				37,119	17.9%	45,203	18.8%	182,056.99㎡	18.2%	99.9%	—

Our Portfolio (2)

Infrastructure and Portfolio Total

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)
I-1	IIF Kobe District Heating and Cooling Center	Kobe-shi, Hyogo	Apr 1990	18,100	8.7%	14,700	6.1%	11,292.79m ²	1.1%	100.0%	4.7%
I-2	IIF Haneda Airport Maintenance Center	Ohta-ku, Tokyo	Jun 1993	41,110	19.8%	41,100	17.1%	81,995.81m ²	8.2%	100.0%	M1 : 4.5% M2 : 3.2%
I-3	IIF Zama IT Solution Center	Zama-shi, Kanagawa	Nov 1988	5,384	2.6%	5,540	2.3%	10,931.89m ²	1.1%	100.0%	7.3%
I-4	IIF Shinagawa Data Center	Shinagawa-ku, Tokyo	Aug 1989	4,900	2.4%	6,890	2.9%	19,547.11m ²	2.0%	100.0%	8.9%
I-5	IIF Osaka Toyonaka Data Center	Toyonaka-shi, Osaka	Sep 1991	5,600	2.7%	5,990	2.5%	20,027.14m ²	2.0%	100.0%	3.8%
I-6	IIF Osaka Nanko IT Solution Center	Osaka-shi, Osaka	Mar 1992	1,150	0.6%	2,330	1.0%	18,435.93m ²	1.8%	100.0%	5.4%
I-7	IIF Nagoya Port Tank Terminal (land with leasehold)	Nagoya-shi, Aichi	—	1,900	0.9%	2,250	0.9%	51,583.70m ²	5.1%	100.0%	—
I-8	IIF Shinagawa IT Solution Center	Shinagawa-ku, Tokyo	Feb 1993	7,200	3.5%	7,660	3.2%	7,089.62m ²	0.7%	76.1%	7.7%
I-9	IIF Higashimatsuyama Gas Tank Maintenance Center(land with leasehold interest) NEW	Higashimatsuyama-shi, Saitama	—	690	0.3%	744	0.3%	12,880.38m ²	1.3%	100.0%	—
Infrastructure Facilities Total				86,034	41.4%	87,204	36.2%	233,784.37m ²	23.3%	99.3%	—
Portfolio Total				207,940	100.0%	240,700	100.0%	1,002,085.25m ²	100.0%	99.7%	3.3%

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

(Note 2) "Appraisal Value as of the End of Period" refers to the appraisal value as of December 31, 2015 for existing portfolio and December 1st, 2015 for IIF Fukuoka Higashi Logistics Center, February 1st, 2016 for IIF Yokohama Shinyamashita R&D Center and IIF Kakegawa Manufacturing Center (land with leasehold interest)

(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" is based on the lease contracts which are effective as of April 15, 2016.

(Note 5) "PML" is based on surveys carried out in February 2016. 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) Total Leasable Area and Appraisal Value for IIF Yokohama Shinyamashita R&D Center is in regards to the 0.3% of quasi-co-ownership interest of the trust beneficiary interests.

(Note 8) Acquisition Price, Appraisal Value as of the End of the Period and Total Leasable Area with respect to IIF Kawasaki Science Center represents the land only.

Lease Contracts (1)

Logistics Centers

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	5.6%	Fixed-Term Lease	2006/2/21 ~ 2026/2/20	20.0 years	9.9 years
L-4	IIF Noda Logistics Center	Mitsubishi Electric Logistics Corporation	Not Disclosed	-	Fixed-Term Lease	2011/5/1 ~ 2016/4/30	5.0 years	0.0 years
L-5	IIF Shinsuna Logistics Center	Mitsubishi Corporation LT, Inc.	Not Disclosed	-	Fixed-Term Lease	2006/4/10 ~ 2016/4/30	10.1 years	0.0 years
L-6	IIF Atsugi Logistics Center	Sagawa Express Co., Ltd.	348	2.5%	Ordinary Lease	1998/7/15 ~ 2018/7/14	20.0 years	2.2 years
L-7	IIF Koshigaya Logistics Center	Fuji Logitech Next Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2012/7/1 ~ 2017/6/30	5.0 years	1.2 years
L-8	IIF Koshigaya Logistics Center	Kabushikigaisya Tsukasa	151	1.1%	Fixed-Term Lease	2011/1/1 ~ 2020/12/31	10.0 years	4.7 years
L-8	IIF Nishinomiya Logistics Center	Suzuyo Corporation	119	0.8%	Fixed-Term Lease	2005/8/25 ~ 2025/8/31	20.0 years	9.4 years
L-9	IIF Narashino Logistics Center (land with leasehold)	Kajima Leasing Corporation/JA Mitsui Leasing, Ltd.	Not Disclosed	-	Fixed-Term Lease	2001/9/1 ~ 2021/8/31	20.0 years	5.4 years
L-10	IIF Narashino Logistics Center II	Mitsubishi UFJ Trust and Banking Corporation	232	1.6%	Fixed-Term Lease	2011/4/28 ~ 2061/4/26	50.0 years	45.1 years
L-11	IIF Atsugi Logistics Center II	Sapporo Breweries Ltd.	Not Disclosed	-	Fixed-Term Lease	2014/2/8 ~ 2029/2/7	15.0 years	12.8 years
L-12	IIF Atsugi Logistics Center II	Sun Toshi Tatemono Co., Ltd.	Not Disclosed	-	Ordinary Lease	2012/9/1 ~ 2022/8/31	10.0 years	6.4 years
L-12	IIF Yokohama Tsuduki Logistics Center	Tokyo Logistics Factory Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2009/4/1 ~ 2024/3/31	15.0 years	8.0 years
L-13	IIF Saitama Logistics Center	MM Corporation	134	0.9%	Fixed-Term Lease	2014/12/1 ~ 2019/11/30	5.0 years	3.6 years
L-14	IIF Nagoya Logistics Center	Japan Airways Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2015/2/1 ~ 2020/1/31	5.0 years	3.8 years
L-15	IIF Atsugi Logistics Center III	Tokyo Logistics Factory Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2011/10/27 ~ 2017/1/31	5.3 years	0.8 years
L-16	IIF Kawaguchi Logistics Center	Meiji Logitech Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2014/7/1 ~ 2024/6/30	10.0 years	8.2 years
L-17	IIF Kobe Logistics Center	Nissin Corporation	Not Disclosed	-	Ordinary Lease	2013/2/7 ~ 2024/9/30	11.7 years	8.5 years
L-18	IIF Higashi Osaka Logistics Center	Settsu Warehouse Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2011/4/1 ~ 2023/3/31	12.0 years	7.0 years
L-19	IIF Higashi Osaka Logistics Center	Settsu Warehouse Co., Ltd.	Not Disclosed	-	Ordinary Lease	2015/4/1 ~ 2017/3/31	2.0 years	1.0 years
L-19	IIF Kashiwa Logistics Center	Nippon Express Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2012/12/1 ~ 2017/11/30	5.0 years	1.6 years
L-20	IIF Misato Logistics Center	Takuyo Co., Ltd.	Not Disclosed	-	Ordinary Lease	2007/3/9 ~ 2022/3/31	15.1 years	6.0 years
L-21	IIF Iruma Logistics Center	Daiichi Freight System Inc.	Not Disclosed	-	Fixed-Term Lease	2011/1/15 ~ 2041/1/14	30.0 years	24.8 years
L-22	IIF Tosu Logistics Center	Sagawa Express Co., Ltd.	Not Disclosed	-	Ordinary Lease	2015/10/1 ~ 2017/9/30	2.0 years	1.5 years
L-23	IIF Inzai Logistics Center	Hinode Corporation	Not Disclosed	-	Ordinary Lease	2007/9/27 ~ 2021/6/30	13.8 years	5.2 years
L-24	IIF Inzai Logistics Center	Sun Logistics Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2007/4/1 ~ 2022/3/31	15.0 years	6.0 years
L-24	IIF Morioka Logistics Center	Kao System Logistics Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2015/10/21 ~ 2022/10/20	7.0 years	6.5 years
L-25	IIF Hiroshima Logistics Center	Muroo Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2014/1/9 ~ 2029/1/8	15.0 years	12.7 years
L-26	IIF Izumiotsu e-shop Logistics Center(land with leasehold interest)	Kohnan Shoji Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2004/10/1 ~ 2024/9/30	20.0 years	8.5 years
L-27	IIF Izumisano Food Processing and Logistics Center	Nakano Shokai Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2015/3/24 ~ 2025/3/23	10.0 years	8.9 years
L-28	IIF Kyotanabe Logistics Center	Takara Butsuryu Inc.	Not Disclosed	-	Ordinary Lease	2007/3/30 ~ 2017/12/31	10.8 years	1.7 years
L-29	IIF Fukuoka Koga Vehicle Logistics Center(land with leasehold interest)	ORIX Auto Corporation	Not Disclosed	-	Fixed-Term Lease	2015/5/29 ~ 2035/5/28	20.0 years	19.1 years
L-30	IIF Fukuoka Higashi Logistics Center	NEW Toll Express Japan Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2016/2/24 ~ 2031/2/23	15.0 years	14.9 years

Lease Contracts (2)

Manufacturing R&D Facilities and 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)
F-1	IIF Totsuka Technology Center (land with leasehold)	Taisei Corporation	276	1.9%	Fixed-Term Lease	2010/3/31 ~ 2040/3/30	30.0 years	24.0 years
F-2	IIF Yokohama Tsuduki Technology Center	TÜV Rheinland Japan Ltd.	117	0.8%	Fixed-Term Lease	2008/10/1 ~ 2030/9/30	22.0 years	14.5 years
F-3	IIF Mitaka Card Center	JCB Co., Ltd.	730	5.2%	Ordinary Lease	2002/8/30 ~ 2019/2/28	16.5 years	2.9 years
F-4	IIF Shinonome R&D Center	Nihon Unisys, Ltd.	Not Disclosed	-	Ordinary Lease	2013/4/1 ~ 2017/3/31	4.0 years	1.0 years
F-5	IIF Kamata R&D Center	Tokyo KEIKI Inc.	Not Disclosed	-	Fixed-Term Lease	2011/5/1 ~ 2026/3/31	14.9 years	10.0 years
F-6	IIF Kawasaki Science Center	Johnson & Johnson K.K. Medical Company	Not Disclosed	-	Fixed-Term Lease	2014/5/16 ~ 2029/5/15	15.0 years	13.1 years
F-7	IIF Sagami R&D Center	Micron Memory Japan Inc.	Not Disclosed	-	Ordinary Lease	2016/4/1 ~ 2017/3/31	1.0 years	1.0 years
		Micron Memory Japan Inc.	Not Disclosed	-	Ordinary Lease	2016/4/1 ~ 2017/3/31	1.0 years	1.0 years
		NEC Informatec Systems, Ltd.	Not Disclosed	-	Ordinary Lease	2016/4/1 ~ 2017/3/31	1.0 years	1.0 years
		SINCERE Corporation	Not Disclosed	-	Ordinary Lease	2016/4/1 ~ 2017/3/31	1.0 years	1.0 years
		Nittsu NEC Logistics, Ltd.	Not Disclosed	-	Ordinary Lease	2016/4/1 ~ 2017/3/31	1.0 years	1.0 years
		NEC Corporation	Not Disclosed	-	Loan for use	2016/3/20 ~ 2017/3/19	1.0 years	0.9 years
F-8	IIF Yokohama Shinyamashita R&D Center	TRW Automotive	Not Disclosed	-	Loan for use	2007/9/1 ~ 2027/8/31	20.0 years	11.4 years
F-9	IIF Kakegawa Manufacturing Center (land with leasehold interest)	CxS Corporation	Not Disclosed	-	Loan for use	2015/12/28 ~ 2045/12/26	30.0 years	29.7 years
I-1	IIF Kobe District Heating and Cooling Center	Osaka Gas Co., Ltd.	640	4.5%	Fixed-Term Lease	2012/6/7 ~ 2024/6/6	12.0 years	8.2 years
		Osaka Gas Co., Ltd.	11	0.1%	Fixed-Term Lease	2012/6/7 ~ 2024/6/6	12.0 years	8.2 years
		Osaka Gas Co., Ltd.	9	0.1%	Fixed-Term Lease	2012/7/1 ~ 2024/6/6	11.9 years	8.2 years
		Osaka Gas Co., Ltd.	1	0.0%	Fixed-Term Lease	2015/9/1 ~ 2024/6/6	8.8 years	8.2 years
I-2	IIF Haneda Airport Maintenance Center	Japan Airlines Co., Ltd.	1,888	13.3%	Fixed-Term Lease	2010/8/10 ~ 2025/12/31	15.4 years	9.7 years
I-3	IIF Zama IT Solution Center	IBM Japan, Ltd.	Not Disclosed	-	Fixed-Term Lease	2011/7/26 ~ 2021/7/25	10.0 years	5.3 years
I-4	IIF Shinagawa Data Center	XYMAX Corporation	Not Disclosed	-	Fixed-Term Lease	2012/3/7 ~ 2022/3/6	10.0 years	5.9 years
I-5	IIF Osaka Toyonaka Data Center	Nomura Building Management Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2015/10/4 ~ 2025/10/3	10.0 years	9.5 years
I-6	IIF Osaka Nanko IT Solution Center	Nomura Research Institute, Ltd.	Not Disclosed	-	Fixed-Term Lease	2013/2/7 ~ 2023/2/28	10.1 years	6.9 years
I-7	IIF Nagoya Port Tank Terminal (land with leasehold)	Chemical Logitech Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2014/2/7 ~ 2064/1/6	49.9 years	47.8 years
I-8	IIF Shinagawa IT Solution Center	Not Disclosed	Not Disclosed	-	Ordinary Lease	2015/9/1 ~ 2017/8/31	2.0 years	1.4 years
		Hitachi Systems, Ltd.	Not Disclosed	-	Ordinary Lease	Not Disclosed		
		Hitachi Systems, Ltd.	Not Disclosed	-	Ordinary Lease	Not Disclosed		
		Koankeiso Co., Ltd.	Not Disclosed	-	Ordinary Lease	2015/4/1 ~ 2017/3/31	2.0 years	1.0 years
I-9	IIF Higashimatsuyama Gas Tank Maintenance Center(land with leasehold interest)	J Cylinder Service Co., Ltd.	Not Disclosed	-	Fixed-Term Lease	2015/11/13 ~ 2045/11/30	30.1 years	29.6 years
Portfolio Average Lease Term							14.0 years	8.5 years

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

(Note 2) "Annual Rent" and "Lease Term" are based on lease agreements executed with tenants prior to Feb 16, 2016. With respect to renewed lease agreements renewed Lease Term and Annual Rent is provided.

(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 April 15, 2015. 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, 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.

Appraisal Values (1)

Logistics Centers

Property Number	Name of Property	Book Value (JPY MM)	Appraisal Value as of the End of Period (JPY MM)				Applied Rate					
			End of 16th Period	End of 17th Period			Direct Capitalization Method	DCF Method		Period-rarier Levels		
			Appraisal Value	Appraisal Value	Period-Over-period	Period-Over-period (%)	Capitalization Rate	Discount Rate	Terminal Capitalization Rate	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method
L-1	IIF Shinonome Logistics Center ^(Note 2)	13,154	16,165	16,536	+371	+ 2.3%	4.5%	4.1%	4.7%	(0.1p)	(0.1p)	(0.1p)
L-4	IIF Noda Logistics Center	5,609	7,860	8,350	+490	+ 6.2%	4.8%	4.6%	5.0%	(0.1p)	(0.1p)	(0.1p)
L-5	IIF Shinsuna Logistics Center	5,222	6,680	6,710	+30	+ 0.4%	4.6%	4.3%	4.7%	0.0p	(0.1p)	0.0p
L-6	IIF Atsugi Logistics Center	1,681	2,120	2,160	+40	+ 1.9%	5.2%	4.8%	5.3%	(0.1p)	(0.1p)	(0.1p)
L-7	IIF Koshigaya Logistics Center	1,849	2,560	2,610	+50	+ 2.0%	5.1%	4.8%	5.2%	(0.1p)	(0.1p)	(0.1p)
L-8	IIF Nishinomiya Logistics Center	1,199	1,710	1,740	+30	+ 1.8%	5.5%	5.2%	5.7%	(0.1p)	(0.1p)	(0.1p)
L-9	IIF Narashino Logistics Center (land with leasehold)	1,223	2,410	2,430	+20	+ 0.8%	---	4.7%	---	---	0.0p	---
L-10	IIF Narashino Logistics Center II	4,656	6,070	6,190	+120	+ 2.0%	5.1%	4.9%	5.3%	(0.1p)	(0.1p)	(0.1p)
L-11	IIF Atsugi Logistics Center II	3,279	3,720	3,800	+80	+ 2.2%	5.0%	4.7%	5.3%	(0.1p)	(0.1p)	(0.1p)
L-12	IIF Yokohama Tsuduki Logistics Center	2,349	3,040	3,080	+40	+ 1.3%	4.8%	4.6%	5.0%	(0.1p)	(0.1p)	(0.1p)
L-13	IIF Saitama Logistics Center	1,506	2,000	2,030	+30	+ 1.5%	5.3%	5.0%	5.5%	(0.1p)	(0.1p)	(0.1p)
L-14	IIF Nagoya Logistics Center	1,169	1,360	1,400	+40	+ 2.9%	5.8%	5.5%	6.1%	(0.2p)	(0.1p)	(0.1p)
L-15	IIF Atsugi Logistics Center III	2,350	2,880	2,940	+60	+ 2.1%	5.2%	4.9%	5.4%	(0.1p)	(0.1p)	(0.1p)
L-16	IIF Kawaguchi Logistics Center	2,043	3,720	3,860	+140	+ 3.8%	5.0%	4.8%	5.1%	(0.2p)	(0.2p)	(0.2p)
L-17	IIF Kobe Logistics Center	5,270	6,610	6,670	+60	+ 0.9%	5.1%	4.9%	5.3%	(0.1p)	(0.1p)	(0.1p)
L-18	IIF Higashi Osaka Logistics Center	2,431	2,980	3,040	+60	+ 2.0%	5.5%	5.0%	5.4%	(0.1p)	(0.1p)	(0.1p)
L-19	IIF Kashiwa Logistics Center	1,860	2,600	2,660	+60	+ 2.3%	5.3%	4.8%	5.4%	(0.1p)	(0.1p)	(0.1p)
L-20	IIF Misato Logistics Center	3,549	4,480	4,660	+180	+ 4.0%	4.9%	4.7%	5.0%	(0.2p)	(0.2p)	(0.2p)
L-21	IIF Iruma Logistics Center	3,211	3,910	3,980	+70	+ 1.8%	5.3%	4.8%	5.7%	(0.1p)	(0.1p)	(0.1p)
L-22	IIF Tosu Logistics Center	1,563	1,790	1,830	+40	+ 2.2%	5.5%	5.3%	5.6%	(0.1p)	(0.1p)	(0.1p)
L-23	IIF Inzai Logistics Center	1,058	1,190	1,230	+40	+ 3.4%	6.0%	5.8%	6.1%	(0.2p)	(0.2p)	(0.2p)
L-24	IIF Morioka Logistics Center	597	1,140	1,160	+20	+ 1.8%	6.3%	6.1%	6.4%	(0.1p)	(0.1p)	(0.1p)
L-25	IIF Hiroshima Logistics Center	3,521	4,160	4,240	+80	+ 1.9%	5.6%	5.4%	5.7%	(0.1p)	(0.1p)	(0.1p)
L-26	IIF Izumiotsu e-shop Logistics Center(land with leasehold interest)	4,176	4,270	4,310	+40	+ 0.9%	---	5.1%	---	---	(0.1p)	---
L-27	IIF Izumisano Food Processing andLogistics Center	962	1,010	1,020	+10	+ 1.0%	5.2%	4.8%	5.3%	(0.1p)	(0.1p)	(0.1p)
L-28	IIF Kyotanabe Logistics Center	5,925	6,460	6,700	+240	+ 3.7%	5.2%	4.9%	5.3%	(0.1p)	(0.2p)	(0.2p)
L-29	IIF Fukuoka Koga Vehicle Logistics Center(land with leasehold interest)	907	958	957	(1)	(0.1%)	---	5.7%	---	---	0.0p	---
Logistics Centers Total		82,330	103,853	106,293	+2,440	+ 2.3%						

Appraisal Values (2)

Manufacturing and R&D Facilities and 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 16th Period	End of 17th Period			Direct Capitalization Method	DCF Method		Period-rarlier Levels		
			Appraisal Value	Appraisal Value	Period-Over-period	Period-Over-period (%)	Capitalization Rate	Discount Rate	Terminal Capitalization Rate	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method
F-1	IIF Totsuka Technology Center (land with leasehold)	4,553	5,170	5,240	+70	+ 1.4%	---	5.3%	---	---	(0.1p)	---
F-2	IIF Yokohama Tsuduki Technology Center	1,164	1,320	1,340	+20	+ 1.5%	5.6%	5.5%	5.9%	(0.1p)	(0.1p)	(0.1p)
F-3	IIF Mitaka Card Center	9,211	9,780	9,950	+170	+ 1.7%	5.6%	5.4%	5.8%	(0.1p)	(0.1p)	(0.1p)
F-4	IIF Shinonome R&D Center	9,060	11,800	12,100	+300	+ 2.5%	5.3%	5.1%	5.5%	(0.1p)	(0.1p)	(0.1p)
F-5	IIF Kamata R&D Center	7,436	8,160	8,320	+160	+ 2.0%	5.5%	5.2%	5.7%	(0.1p)	(0.1p)	(0.1p)
F-6	IIF Kawasaki Science Center	2,186	2,850	2,900	+50	+ 1.8%	5.4%	5.2%	5.6%	(0.1p)	(0.1p)	(0.1p)
F-7	IIF Sagamiara R&D Center	3,257	3,510	3,570	+60	+ 1.7%	5.7%	5.4%	5.8%	(0.2p)	(0.2p)	(0.2p)
Manufacturing and R&D Facilities Total		36,869	42,590	43,420	+830	+ 1.9%						
I-1	IIF Kobe District Heating and Cooling Center	16,772	14,700	14,700	0	0.0%	4.5%	3.7%	4.7%	0.0p	0.0p	0.0p
I-2	IIF Haneda Airport Maintenance Ceter	39,403	40,500	41,100	+600	+ 1.5%	4.4%	3.5%	4.9%	0.0p	0.0p	0.0p
I-3	IIF Zama IT Solution Center	5,293	5,540	5,540	0	0.0%	7.2%	5.8%	7.8%	0.0p	0.0p	0.0p
I-4	IIF Shinagawa Data Center	5,179	6,920	6,890	(30)	(0.4%)	4.6%	4.9%	5.3%	0.0p	0.0p	0.0p
I-5	IIF Osaka Toyonaka Data Center	5,660	5,980	5,990	+10	+ 0.2%	6.2%	5.1%	5.6%	(0.1p)	(0.1p)	(0.1p)
I-6	IIF Osaka Nanko IT Solution Center	1,271	2,290	2,330	+40	+ 1.7%	6.2%	5.8%	6.9%	(0.1p)	(0.1p)	(0.1p)
I-7	IIF Nagoya Port Tank Terminal	1,998	2,220	2,250	+30	+ 1.4%	5.6%	4.8%	6.3%	(0.1p)	(0.1p)	(0.1p)
I-8	IIF Nagoya Port Tank Terminal	7,494	7,640	7,660	+20	+ 0.3%	4.9%	4.5%	5.0%	0.0p	0.0p	0.0p
I-9	IIF Higashimatsuyama Gas Tank Maintenance Center(land with leasehold interest) ^(Note3)	727	744	744	0	0.0%	---	4.9%	---	---	0.0p	---
Infrastructure Facilities Total		83,802	86,534	87,204	+670	+ 0.8%						
Portfolio Total		203,003	232,977	236,917	+3,940	+ 1.7%						

(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 as of Dec.31 2015.

(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 16th Period" and "period over period" refer to figures provided in the respective appraisal reports at the acquisition.

Appraisal Values (3)

New properties acquired / to be acquired in the June 2016(18th) Period

Property Number	Name of Property	Appraisal Value (JPY MM)	Capitalization Rate by Direct Capitalization Method	Discount Rate by DCF Method	Terminal Capitalization Rate by DCF Method	Date of Appraisal Value
L-29	IIF Fukuoka Higashi Logistics Center	2,000	5.1%	4.7%	5.2%	Dec. 1, 2015
Logistics Facilities		2,000				
F-8	IIF Yokohama Shinyamashita R&D Center	13	4.8%	4.4%	4.9%	Feb. 1, 2016
F-9	IIF Kakegawa Manufacturing Center (land with leasehold interest)	1,770	---	5.1%	---	Feb. 1, 2016
Manufacturing and R&D Facilities Total		1,783				
Total Additional Properties		3,783				

(Note 4) The Appraisal Value, Cap Rate by Direct Approach, Discount Rate by DCF Method and Final Cap Rate by DCF Method of the additional properties are based on the appraisal reports of real-estate consultants at each point of time.

<Reference> IIF Nishinomiya Logistics Center (after the Extension Project)

Property Number	Name of Property	Book Value (JPY MM)	Appraisal Value as of the End of Period (JPY MM)				Applied Rate					
			End of 16th Period		End of 17th Period		Direct Capitalization Method	DCF Method		Period-rarlier Levels		
			Appraisal Value	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-8	IIF Nishinommiya Logistics Center	2,060	2,850	2,900	+50	+1.8%	5.5%	5.2%	5.7%	(0.1p)	(0.1p)	(0.1p)

(Note 5) Assumes that construction is to be completed in accordance with an original design, and lease contract for the extension is to be concluded with the tenant and started.

"Book Value" is calculated by an aggregate of the actual book value of existing property as of the end of December,2015 and construction cost described in the lease reservation agreement signed in July 2015.

(Note 6) "Appraisal Value at the end of 16th Period" and "Period-over-period" are based on the reports by the appraiser as of June 30.

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)	
	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days
Days																		
Rent	397	397			173	173			75	75	59	59						
Others	0	2			-	-			0	0	0	0						
Total rental business income	397	400			173	173			75	75	60	60						
Taxes and public dues	30	30	Not Disclosed	Not Disclosed	15	16	Not Disclosed	Not Disclosed	4	4	7	7	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Management expenses	0	0			0	0			0	0	0	0						
Repair expenses	0	0			0	0			0	3	1	1						
Insurance cost and trust fee	0	0			1	2			0	0	1	2						
Others	0	0			0	0			0	0	0	0						
Total rental business expenses	32	32			18	20			6	9	11	12						
NO I	364	367	199	199	155	153	46	45	68	66	48	47	38	38	180	175	109	112
Depreciation and amortization	48	45	58	52	11	11	31	31	22	23	10	10	-	-	6	6	17	17
Rental business profit	316	322	140	147	143	142	15	14	46	42	38	37	38	38	174	169	91	95
Total deposits (Ending balance)	1,457	1,457	Not Disclosed	Not Disclosed	200	200	Not Disclosed	Not Disclosed	37	37	89	89	Not Disclosed	Not Disclosed	Not Disclosed	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)	
	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days
Days																		
Rent			66	66														
Others			0	0														
Total rental business income			66	66														
Taxes and public dues	Not Disclosed	Not Disclosed	3	3	Not Disclosed	Not Disclosed	Not Disclosed	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														
Repair expenses			0	0														
Insurance cost and trust fee			0	0														
Others			1	1														
Total rental business expenses			5	5														
NO I	77	76	61	61	23	42	76	80	105	105	177	178	86	88	69	69	121	116
Depreciation and amortization	13	13	10	10	5	5	11	11	9	9	36	36	7	7	8	8	17	17
Rental business profit	63	63	50	50	17	36	65	69	95	96	140	142	78	80	60	60	104	99
Total deposits (Ending balance)	Not Disclosed	Not Disclosed	33	33	Not Disclosed	Not Disclosed	Not Disclosed	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)		L26 (Izumiotu)		L27 (Izumisano)		L28 (Kyotanabe)		L29 (Fukuoka Koga)	
	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 103days	17th 184days	16th 99days	17th 184days	16th 91days	17th 184days	16th 33days	17th 184days
Days																		
Rent																		
Others																		
Total rental business income																		
Taxes and public dues	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Management expenses																		
Repair expenses																		
Insurance cost and trust fee																		
Others																		
Total rental business expenses																		
NO I	110	106	54	52	37	36	38	33	126	119	69	122	21	39	94	189	5	29
Depreciation and amortization	23	23	9	9	5	5	5	5	25	25	-	-	4	7	16	32	-	-
Rental business profit	86	83	45	43	31	30	33	27	101	94	69	122	16	31	78	157	5	29
Total deposits (Ending balance)	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed

Cash Flow from Our Portfolio (2)

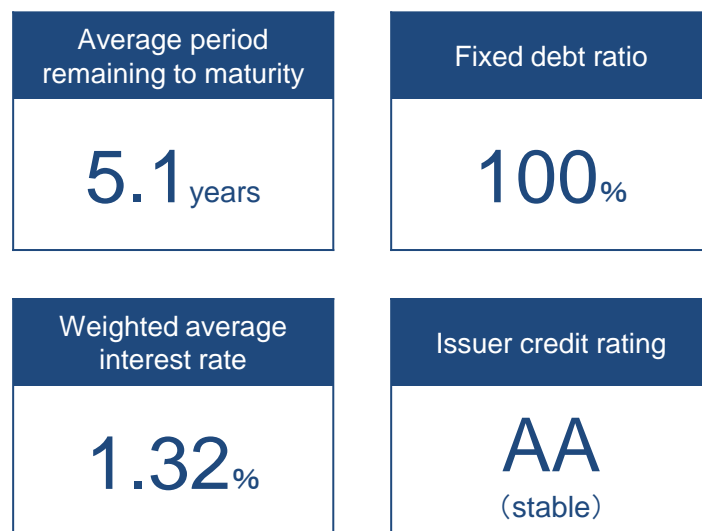
Item	F1 (Totsuka)		F2 (Yokohama Tsuzuki)		F3 (Mitaka)		F4 (Shinonome R&D)		F5 (Kamata)		F6 (Kawasaki)		F7 (Sagamihara)	
	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 103days	17th 184days
Days														
Rent	154	154	58	58	364	364	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Others	0	0	-	-	0	0								
Total rental business income	154	154	58	58	364	364								
Taxes and public dues	16	16	8	8	47	47								
Management expenses	-	-	6	6	3	3								
Repair expenses	-	-	3	7	2	4								
Insurance cost and trust fee	0	0	0	0	1	1								
Others	0	0	0	1	0	0								
Total rental business expenses	17	17	18	23	55	57								
N O I	137	137	39	35	309	307	340	340	231	235	81	82	88	149
Depreciation and amortization	-	-	4	4	40	42	59	60	24	25	23	23	8	12
Rental business profit	137	137	35	30	268	265	280	279	206	210	58	58	79	137
Total deposits (Ending balance)	276	276	92	92	182	182	Not Disclosed	Not Disclosed	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)		I8 (Shinagawa ITSC)	
	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 181days	17th 184days	16th 106days	17th 184days
Days																
Rent	330	330	1,348	1,350	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed
Others	0	0	0	0												
Total rental business income	330	330	1,348	1,351												
Taxes and public dues	11	11	88	85												
Management expenses	0	0	0	0												
Repair expenses	0	2	-	-												
Insurance cost and trust fee	1	1	6	6												
Others	1	0	336	342												
Total rental business expenses	14	15	431	435												
N O I	315	314	916	915	201	201	163	161	188	170	67	69	63	62	113	181
Depreciation and amortization	126	126	232	233	35	35	26	27	25	25	9	9	-	-	12	19
Rental business profit	189	187	684	682	165	165	136	134	163	145	58	59	63	62	101	161
Total deposits (Ending balance)	2,154	2,155	974	974	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Not Disclosed

Item	I9 (Higashimatsuyama)		16th (Actual)	17th (Actual)
	16th 0days	17th 49days		
Days				
Rent	-	-	6,947	7,321
Others	-	-	409	467
Total rental business income	-	-	7,356	7,788
Taxes and public dues	-	Not Disclosed	576	604
Management expenses	-		118	152
Repair expenses	-		69	65
Insurance cost and trust fee	-		37	43
Others	-		729	797
Total rental business expenses	-		1,531	1,662
N O I	-	5	5,825	6,125
Depreciation and amortization	-	-	1,046	1,073
Rental business profit	-	5	4,778	5,052
Total deposits (Ending balance)	-	Not Disclosed	10,702	10,609

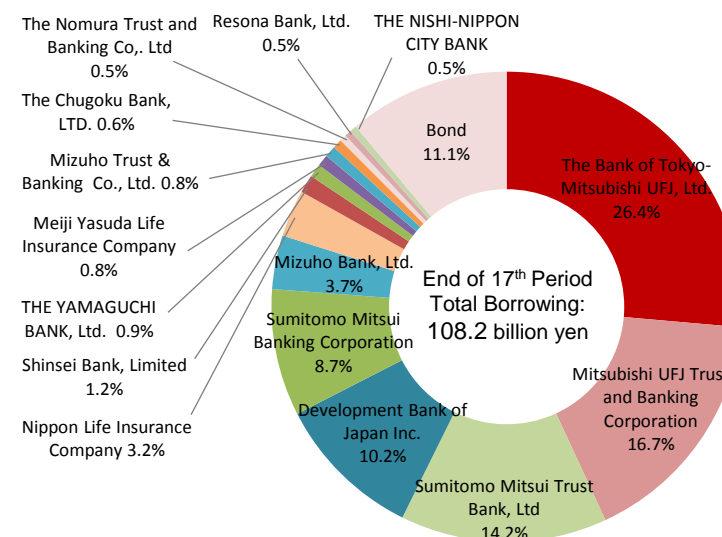
Debt Stability

Key indices

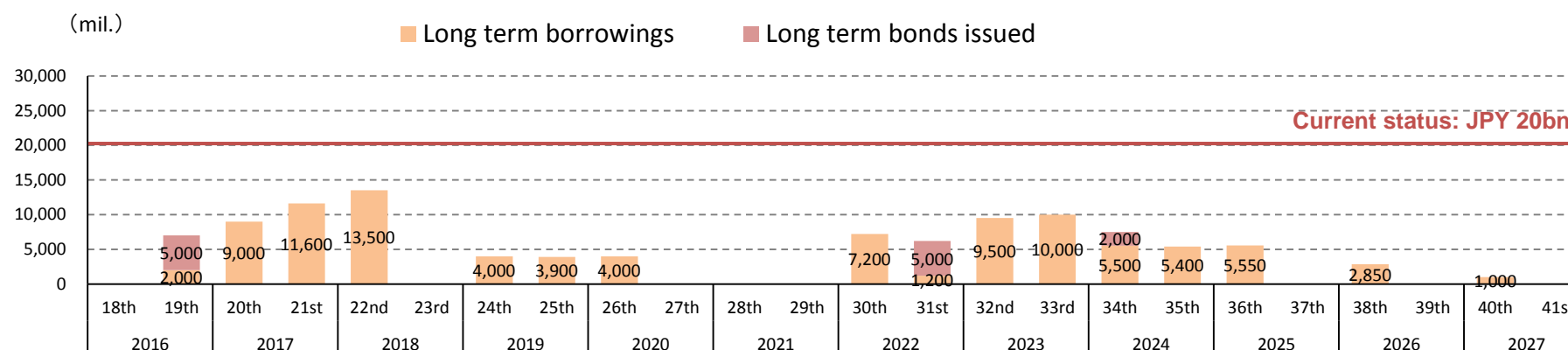


(Note 1) As of Dec. 31, 2015

Breakdown of Lender Formation



Diversification of Debt Maturities



Debt Stability

Lender Status

Classification	Lender	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)
		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	2.2 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	2.2 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	0.7 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	1.8 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		0.94500	Mar. 6, 2017	Fixed (Note 4)	5 years	1.2 years
	Sumitomo Mitsui Trust Bank, Limited	2,074		Mar. 6, 2012					
	Sumitomo Mitsui Banking Corporation	1,500	1,500		0.94500	Mar. 6, 2017	Fixed (Note 4)	5 years	1.2 years
	Development Bank of Japan Inc.	1,000	1,000		2.22000	Mar. 29, 2024	Fixed	12 years	8.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000		1.90500	Mar. 30, 2022	Fixed (Note 4)	10 years	6.3 years
	Sumitomo Mitsui Banking Corporation	500	500		1.90500	Mar. 31, 2022	Fixed (Note 4)	10 years	6.3 years
	Development Bank of Japan Inc.	2,000	2,000		1.90000	Mar. 29, 2022	Fixed	10 years	6.2 years
	Mizuho Bank, Ltd.	1,500	1,500	Mar. 30, 2012	1.56100	Mar. 31, 2020	Fixed (Note 4)	8 years	4.3 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	3.2 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	3.2 years
	Nippon Life Insurance Company	1,000	1,000		1.42000	Jun. 30, 2020	Fixed	8 years	4.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	583	583	Jun. 29, 2012	1.17500	Jun. 28, 2019	Fixed (Note 4)	7 years	3.5 years
	Sumitomo Mitsui Banking Corporation	417	417		1.17500	Jun. 28, 2019	Fixed (Note 4)	7 years	3.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,274	2,274		1.15750	Sep. 30, 2019	Fixed (Note 4)	7 years	3.8 years
	Sumitomo Mitsui Banking Corporation	1,626	1,626	Sep. 28, 2012	1.15750	Sep. 30, 2019	Fixed (Note 4)	7 years	3.8 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	1,000		1.29000	Feb. 6, 2023	Fixed	10 years	7.1 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	7.1 years
	Sumitomo Mitsui Trust Bank, Limited	966							
	Sumitomo Mitsui Banking Corporation	500	500		1.38980	Feb. 6, 2023	Fixed (Note 4)	10 years	7.1 years
	Nippon Life Insurance Company	500	500		1.55000	Feb. 6, 2023	Fixed	10 years	7.1 years
	Mizuho Bank, Ltd.	1,000	1,000	Feb. 6, 2013	1.48980	Feb. 6, 2023	Fixed (Note 4)	10 years	7.1 years
	Shinsei Bank, Ltd.	500	500		1.38980	Feb. 6, 2023	Fixed (Note 4)	10 years	7.1 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	6.1 years
	Sumitomo Mitsui Trust Bank, Limited	138							
	Sumitomo Mitsui Banking Corporation	500	500		1.22750	Feb. 4, 2022	Fixed (Note 4)	9 years	6.1 years
	Development Bank of Japan Inc.	1,000	1,000		1.83000	Feb. 5, 2025	Fixed	12 years	9.1 years
	Sumitomo Mitsui Trust Bank, Limited	2,500	2,500		1.68475	Jun. 30, 2023	Fixed (Note 4)	10 years	7.5 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	4.5 years
	THE YAMAGUCHI BANK, Ltd.	500							
	Nippon Life Insurance Company	2,000	2,000		1.75000	Jun. 28, 2024	Fixed	11 years	8.5 years
	Mizuho Bank, Ltd.	1,500	1,500		1.64650	Jun. 30, 2022	Fixed (Note 4)	9 years	6.5 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,900	7,500	Oct. 18, 2013	1.40200	Oct. 18, 2023	Fixed (Note 4)	10 years	7.8 years
	Mitsubishi UFJ Trust and Banking Corporation	3,600							
	Sumitomo Mitsui Banking Corporation	2,000	2,000	Dec. 30, 2013	1.38025	Dec. 29, 2023	Fixed (Note 4)	10 years	8.0 years

Classification	Lender	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)
		Breakdown	Total						
Long-term borrowing	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	700	700		1.31000	Aug. 6, 2024	Fixed	10.5 years	8.6 years
	Sumitomo Mitsui Banking Corporation	900	900		1.24100	Feb. 6, 2024	Fixed (Note 4)	10 years	8.1 years
	THE YAMAGUCHI BANK, Ltd.	500	500		1.14000	Aug. 4, 2023	Fixed	9.5 years	7.6 years
	THE NISHI-NIPPON CHITIBANK, LTD.	500	500	Feb. 6, 2014	1.03150	Aug. 5, 2022	Fixed (Note 4)	8.5 years	6.6 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	451							
	Mitsubishi UFJ Trust and Banking Corporation	417	1,200		0.92790	Feb. 4, 2022	Fixed (Note 4)	8 years	6.1 years
	Sumitomo Mitsui Trust Bank, Limited	331							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	601							
	Mitsubishi UFJ Trust and Banking Corporation	556	1,600	Mar. 13, 2014	1.27175	Mar. 13, 2024	Fixed (Note 4)	10 years	8.2 years
	Sumitomo Mitsui Trust Bank, Limited	441							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	376							
	Mitsubishi UFJ Trust and Banking Corporation	348	1,000	Mar. 13, 2014	1.68675	Mar. 13, 2026	Fixed (Note 4)	12 years	10.2 years
	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	10.2 years
	Development Bank of Japan Inc.	1,000	1,000	Mar. 31, 2015	1.26000	Mar. 31, 2027	Fixed	12 years	11.3 years
	Meiji Yasuda Life Insurance Company	850	850	Mar. 31, 2015	1.19000	Mar. 31, 2026	Fixed	11 years	10.3 years
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,350	1,350	Mar. 16, 2015	0.98000	Mar. 14, 2025	Fixed	10 years	9.2 years
	Sumitomo Mitsui Trust Bank, Limited	1,500	1,500	Mar. 31, 2015	0.98000	Mar. 31, 2025	Fixed	10 years	9.3 years
	Shinsei Bank, Ltd.	850	850	Mar. 16, 2015	1.01740	Mar. 14, 2025	Fixed (Note 4)	10 years	9.2 years
	Mizuho Trust & Banking Co., Ltd.	850	850	Mar. 16, 2015	1.01740	Mar. 14, 2025	Fixed (Note 4)	10 years	9.2 years
Investment corporation bonds	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,334							
	Mitsubishi UFJ Trust and Banking Corporation	1,235	3,550	Mar. 16, 2015	0.92990	Sep. 13, 2024	Fixed (Note 4)	9.5 years	8.7 years
	Sumitomo Mitsui Trust Bank, Limited	979							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	432							
	Mitsubishi UFJ Trust and Banking Corporation	400	1,150	Mar. 31, 2015	0.91900	Sep. 30, 2024	Fixed (Note 4)	9.5 years	8.7 years
	Sumitomo Mitsui Trust Bank, Limited	317							
	The Chugoku Bank, Limited.	700	700	Mar. 16, 2015	0.66090	Sep. 15, 2022	Fixed (Note 4)	7.5 years	6.7 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	1.0 years
	Second series unsecured investment corporation bonds	5,000	5,000		1.40000	Dec. 27, 2022	Fixed	10 years	7.0 years
	Third series unsecured investment corporation bonds	2,000	2,000	Jun. 26, 2014	0.89000	Jun. 26, 2024	Fixed	10 years	8.5 years
Total / Average		108,198	108,200		1.32			8.1 years	5.1 years

(Note 1) Outstanding balance as of Dec 31, 2015 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 Dec 31, 2015. The average is calculated by weighting the rate for each borrowing according to the borrowing amount

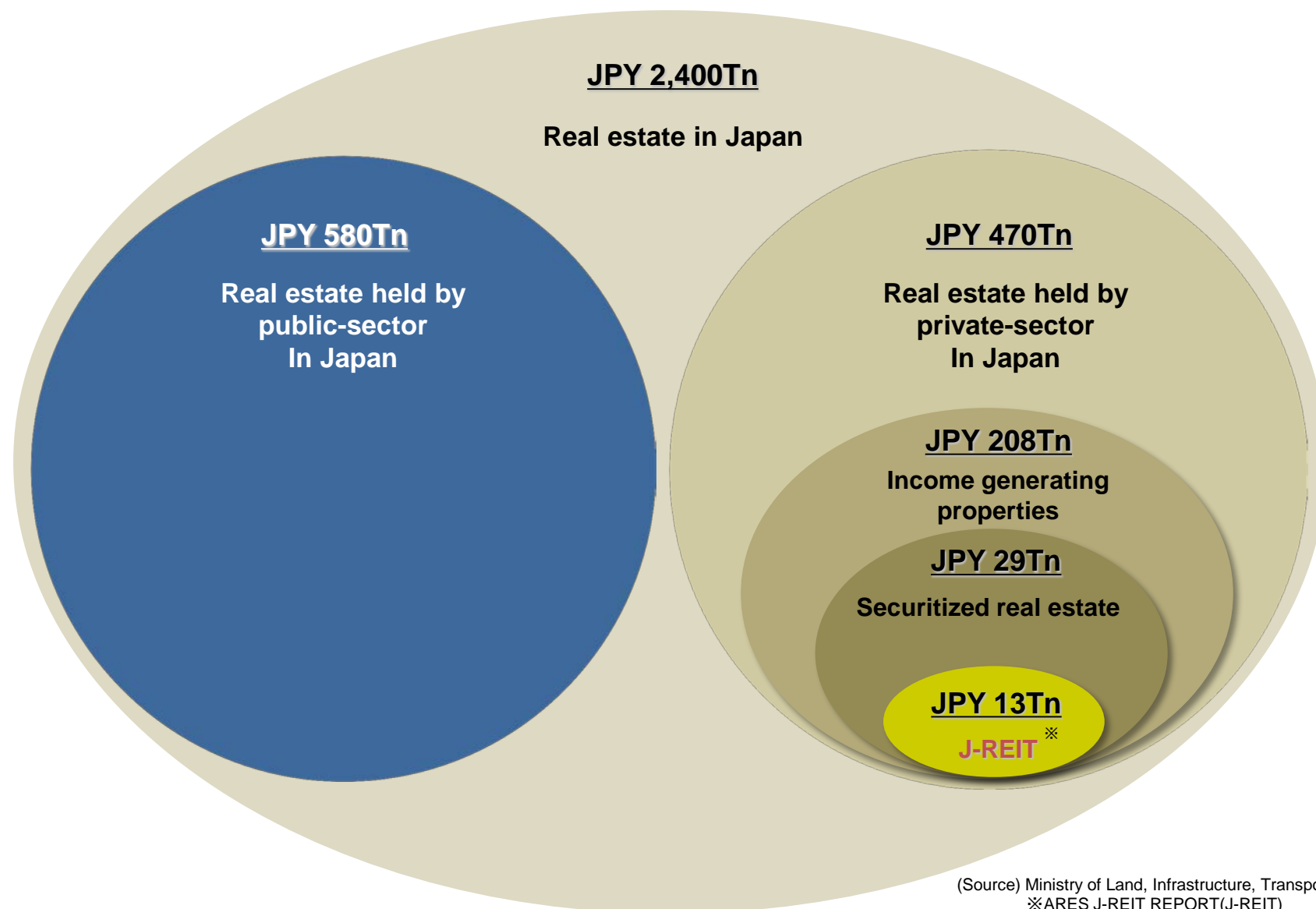
(Note 4) IIF signed an interest rate swap contract to fix the interest rate

(Note 5) The remaining term for the existing borrowing is calculated with the base date as of Dec 31, 2015. 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

Prodigious Growth Potential with Less Acquisition Competition

Opportunities for acquisition of real estate held by private/public sectors are still huge for J-REITs

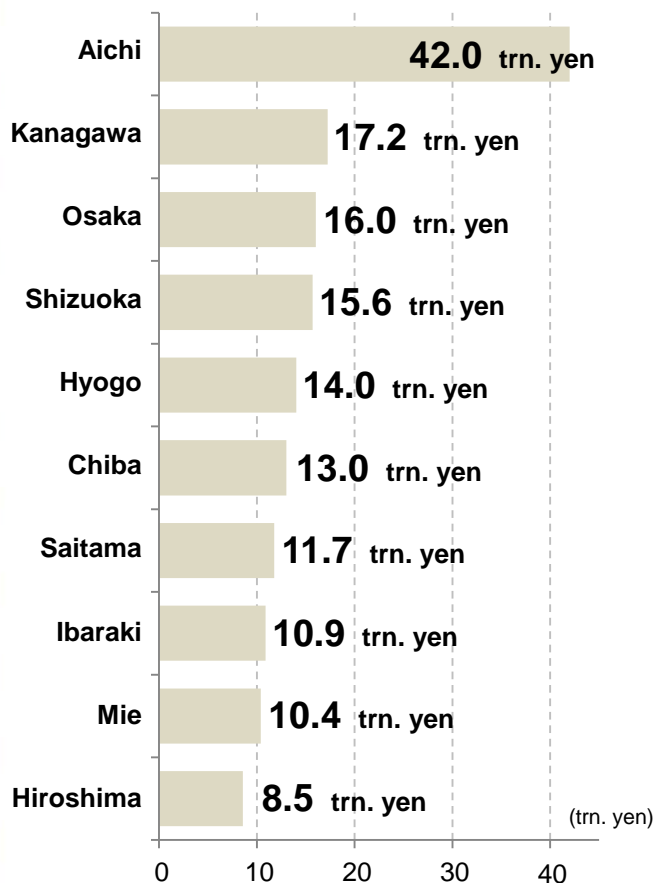


(Source) Ministry of Land, Infrastructure, Transport and Tourism
※ARES J-REIT REPORT(J-REIT)

Factory Location Trends

Top 10 prefectures in terms of amount of products shipped

Manufacturing facilities in Japan are concentrated in areas surrounding the three major cities and Tokai region

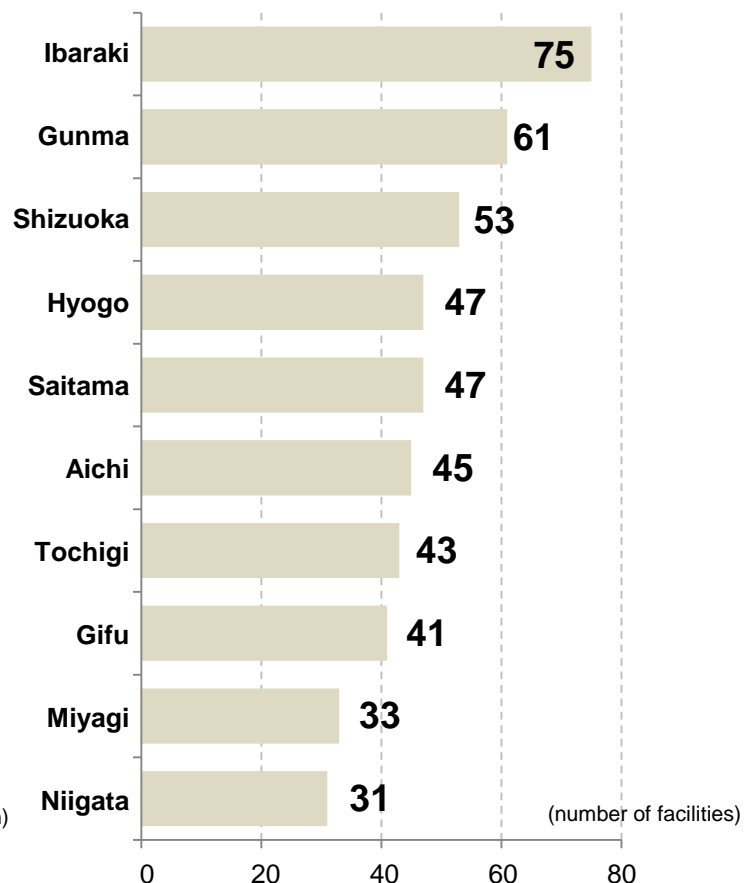


Source: Ministry of Economy, Trade and Industry, "Census of Manufacture"

Note: The value of manufactured goods shipments is defined as the total value of annual income from manufactured goods shipments, receipts for production done to others, shipments for scraps and salable refuse, and other revenue, including internal tax on consumption and consumption tax.

Top 10 prefectures in terms of the no. of manufacturing facilities

Factory construction from now on will be concentrated inland areas of Kanto and Tokai region



Source: Ministry of Economy, Trade and Industry, "Survey of Factory Location Trends: 2014 Preliminary Report (January–December)"

Note: Only includes sites throughout Japan with ground area of 1,000 m² or more that were acquired or leased for the purpose of building factories or work places for manufacturing, electric (excluding hydraulic and geothermal power plants), gas or heat supply businesses.

Reasons to choose locations

(no. of responses)

Proximity to HQ and other factories of its own	283
Land price	183
A lot in an industrial park	171
Proximity to markets	133
Proximity to affiliated companies	123
Aid from national/local governments	123
Less limitation due to surrounding environment	121
Access to labor/talents	116
Access to expressway	99
Sincerity/enthusiasm/speed of local government	87

Reasons to choose locations in Japan rather than abroad

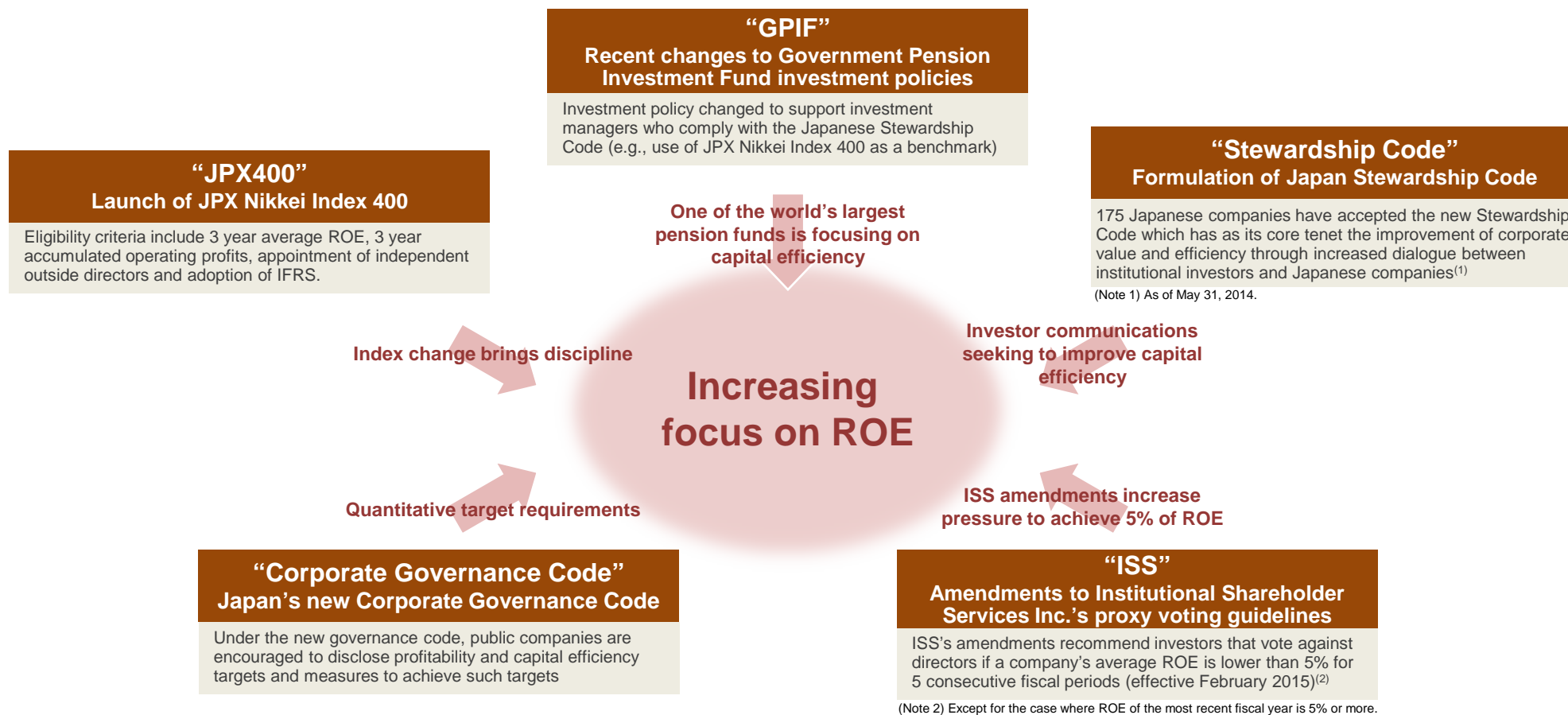
(no. of responses)

Proximity to markets	16
Access to good labor	16
Access to raw materials	13
Proximity to affiliated companies	12
Organized industrial foundation	8
Political stability and security	8
Aid/cooperation from national/local governments	7
Developed service-industry operations for the location	1
Organized logistics	1
Care for intellectual property right	1

Potential for CRE needs development ①

Initiatives to improve capital efficiency

We believe growing awareness of the importance of ROE will create opportunities for us to acquire new properties by providing CRE solutions.



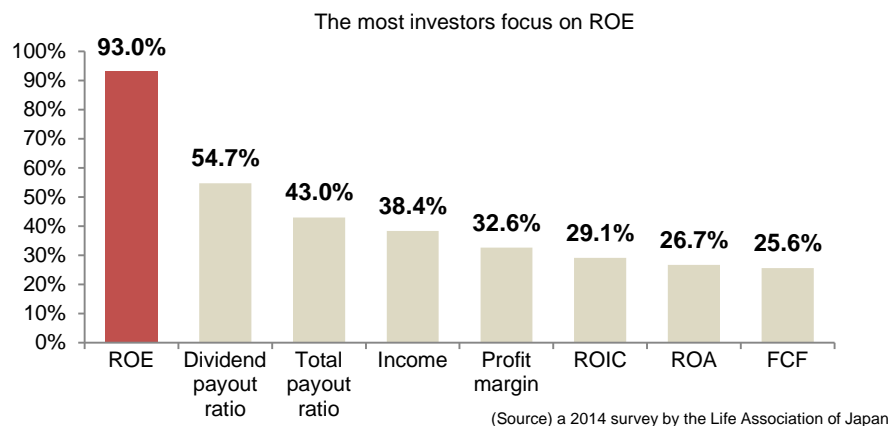
**Capture acquisition opportunities through CRE proposals
which take advantage of the increasing awareness regarding capital efficiency**

Potential for CRE needs development ②

Emerging consciousness for capital efficiency with specific targets

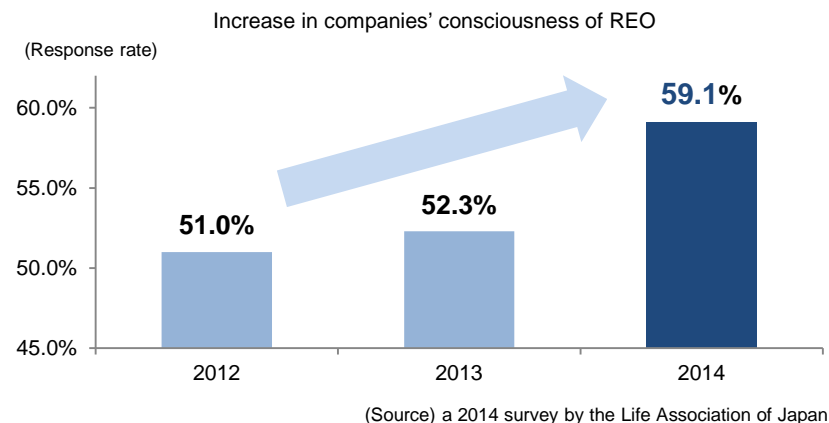
Investors trend

Indexes emphasized as business objectives to improve stock values

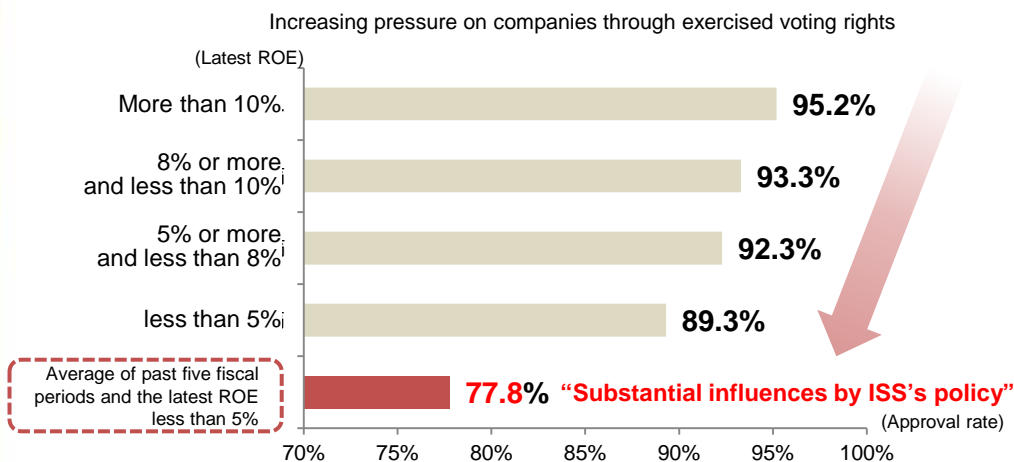


Companies trend

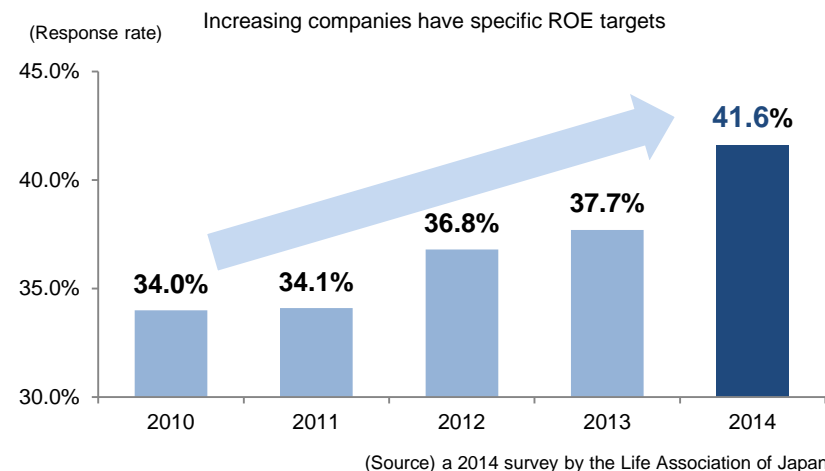
The companies that answered ROE is critical for improvement of shareholders value



Approval rate of company representatives at shareholders meetings held in March 2015



Trend of ROE target

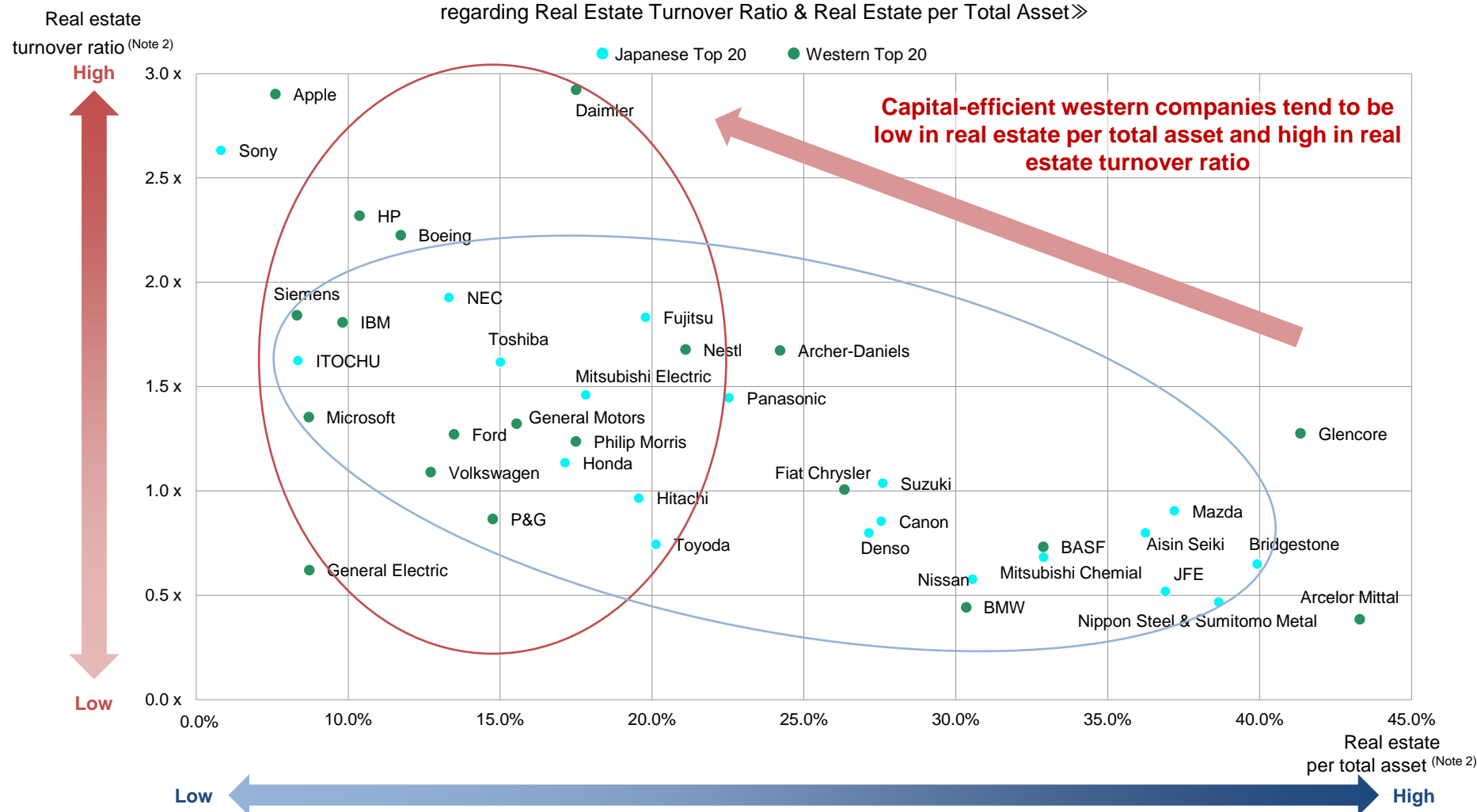


Potential for CRE needs development ③

Seek external growth opportunities through CRE proposals as a solution provider

■ Possibility of accelerating off-balance transaction in manufacturing industry

«International Comparison of Top 20 Manufacturing Companies in Japan and the West (Note 1)
regarding Real Estate Turnover Ratio & Real Estate per Total Asset»



(Source) Bloomberg, Company disclosure, The 2015 IndustryWeek 1000

(Note 1) Based on The 2015 IndustryWeek 1000, extract top 20 manufacturing companies in revenue excluding companies in petroleum industry (as of 12/30/2015)

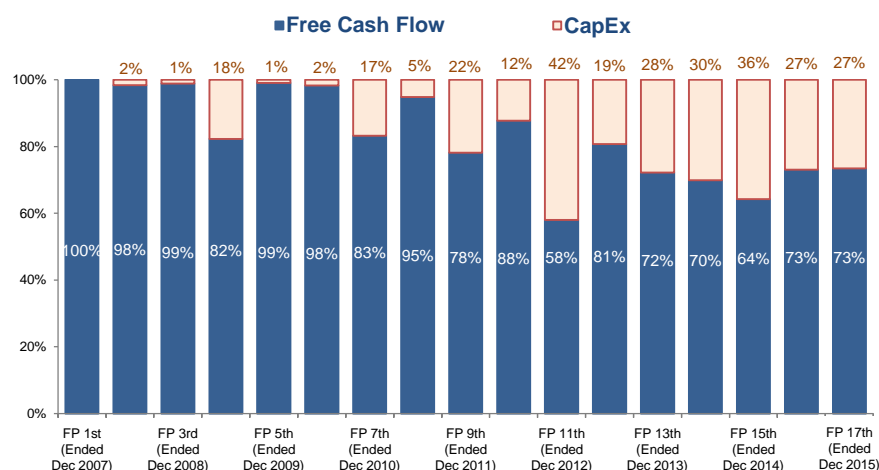
(Note 2) Real estate turnover ratio=revenue / net tangible fixed asset, Real estate per total asset=net tangible fixed asset / total asset

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

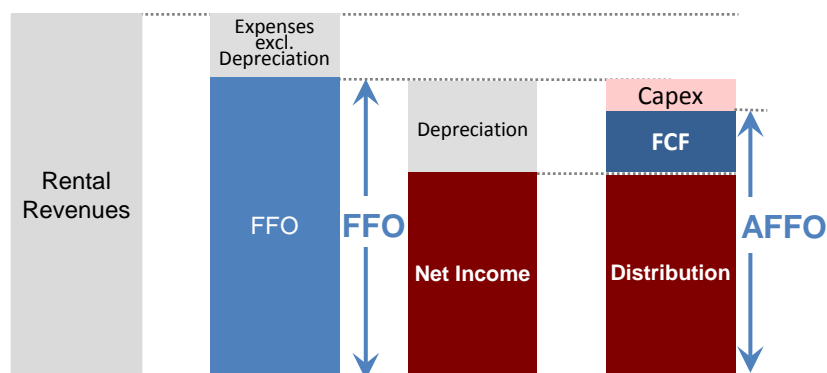
Our Income / Cash Flow Structure

Average FCF **¥628mn** / per fiscal period

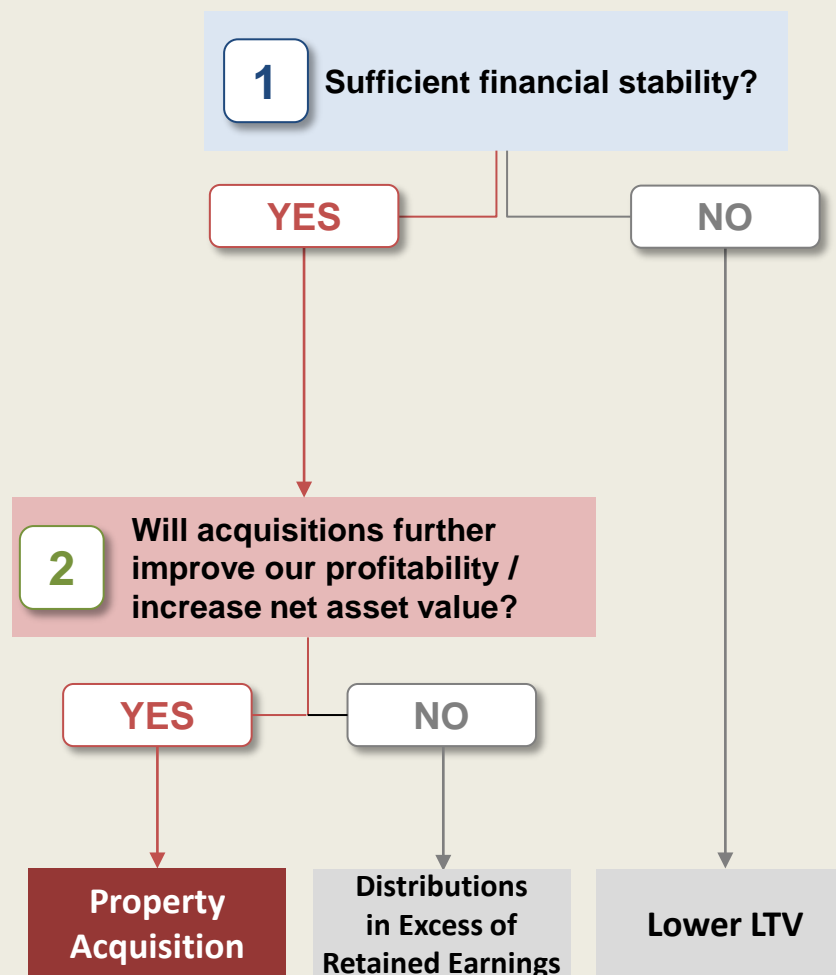
※(since IPO, excel 1st fiscal period)



<Cash Flow Structure> (Image)



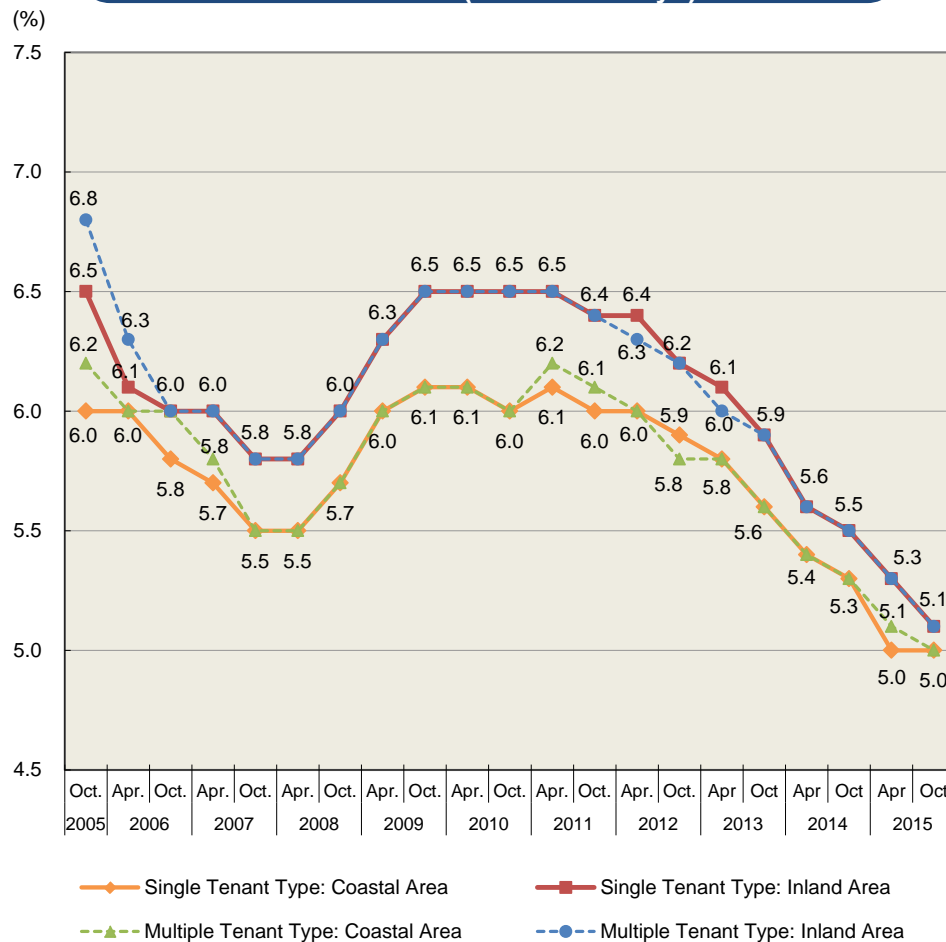
Decision tree to select the best alternative



Overview of the Logistics Market (1)

Expected cap rate declines continuously through active supply and demand of logistics properties

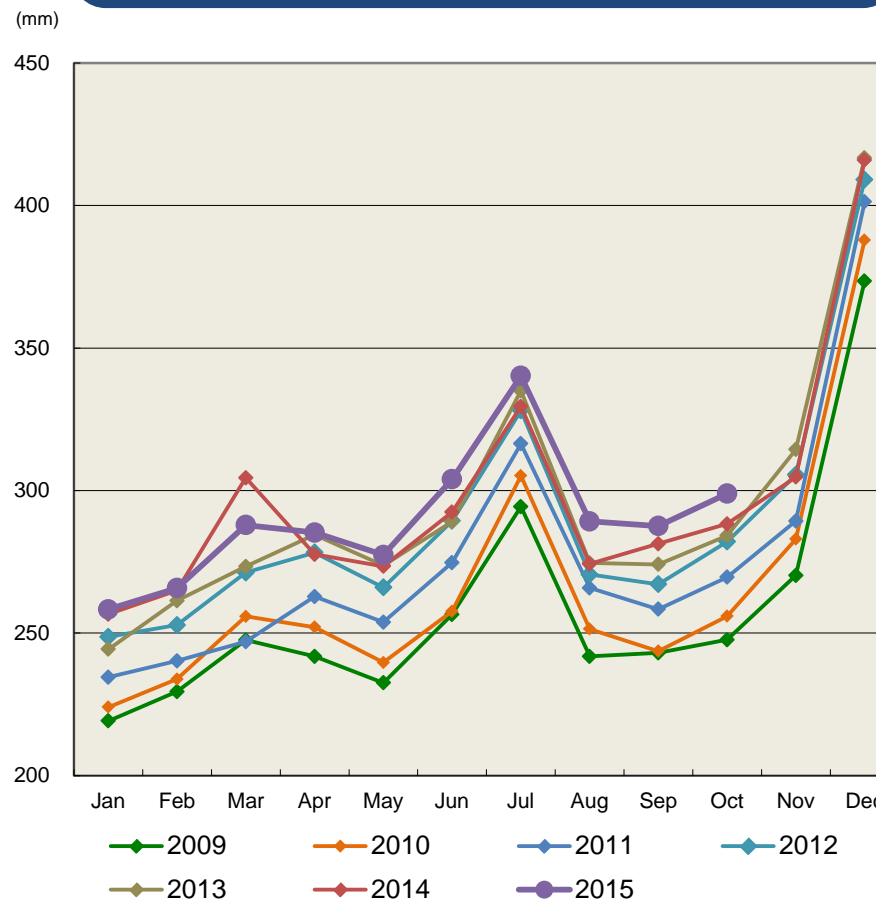
Expected Cap Rate of Logistics Properties and Warehouses (Location: Tokyo)



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

Number of parcels for home delivery service is increasing because of expanding mail-order business

Historical Number of Parcels for Home Delivery Service

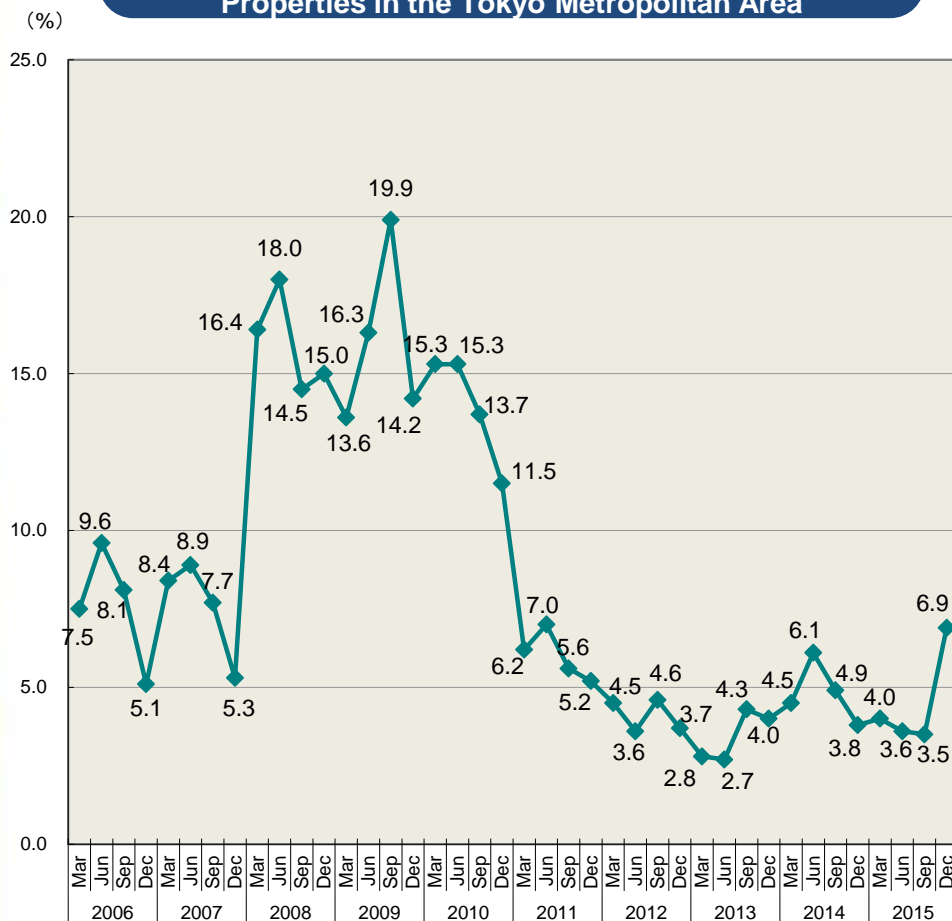


(Source) Ministry of Land, infrastructure, Transport and Tourism

Overview of the Logistics Market (2)

■ Due to supply of new large-scale facilities, vacancy rate in 4Q reached to 6.9%; the rate for existing facilities remains low

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

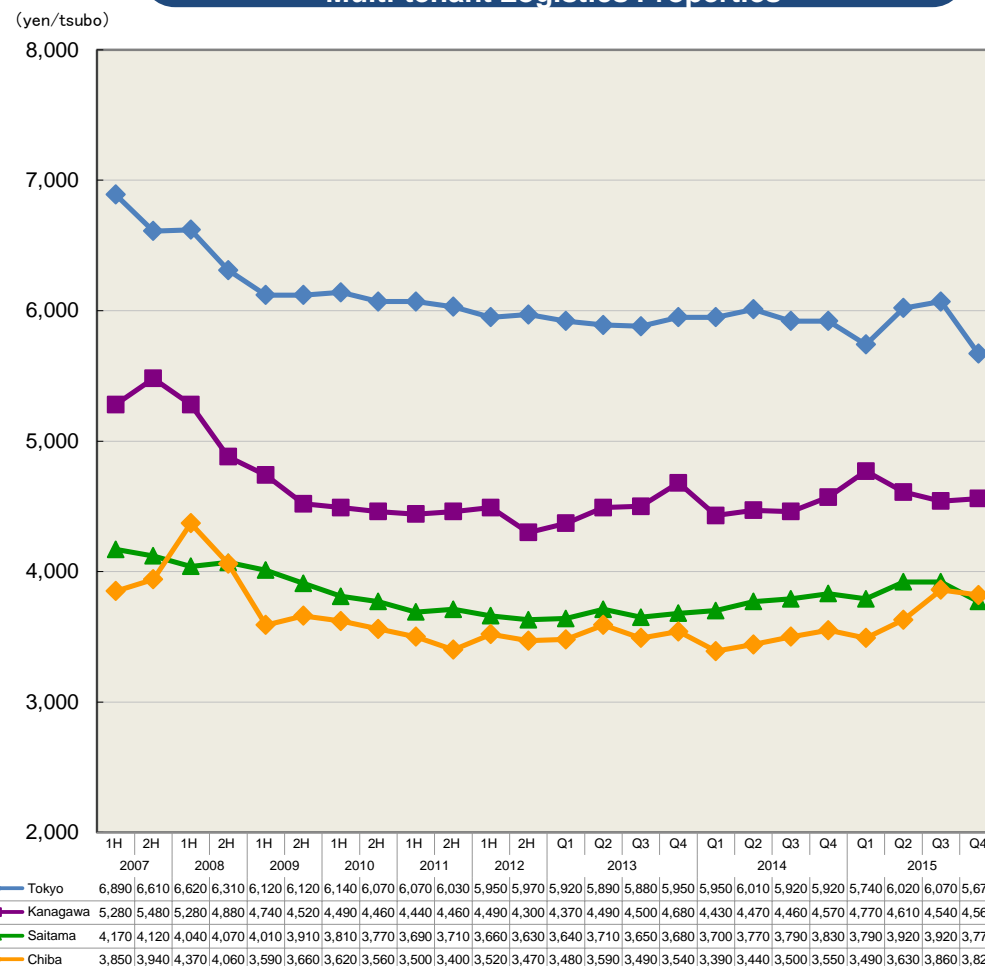


*Vacancy rate covers 82 multi-type facilities with floor area of 10,000 tsubo and more in the Tokyo metropolitan area (Tokyo, Kanagawa, Chiba and Saitama)

(Source) CBRE: Industrial Market Report

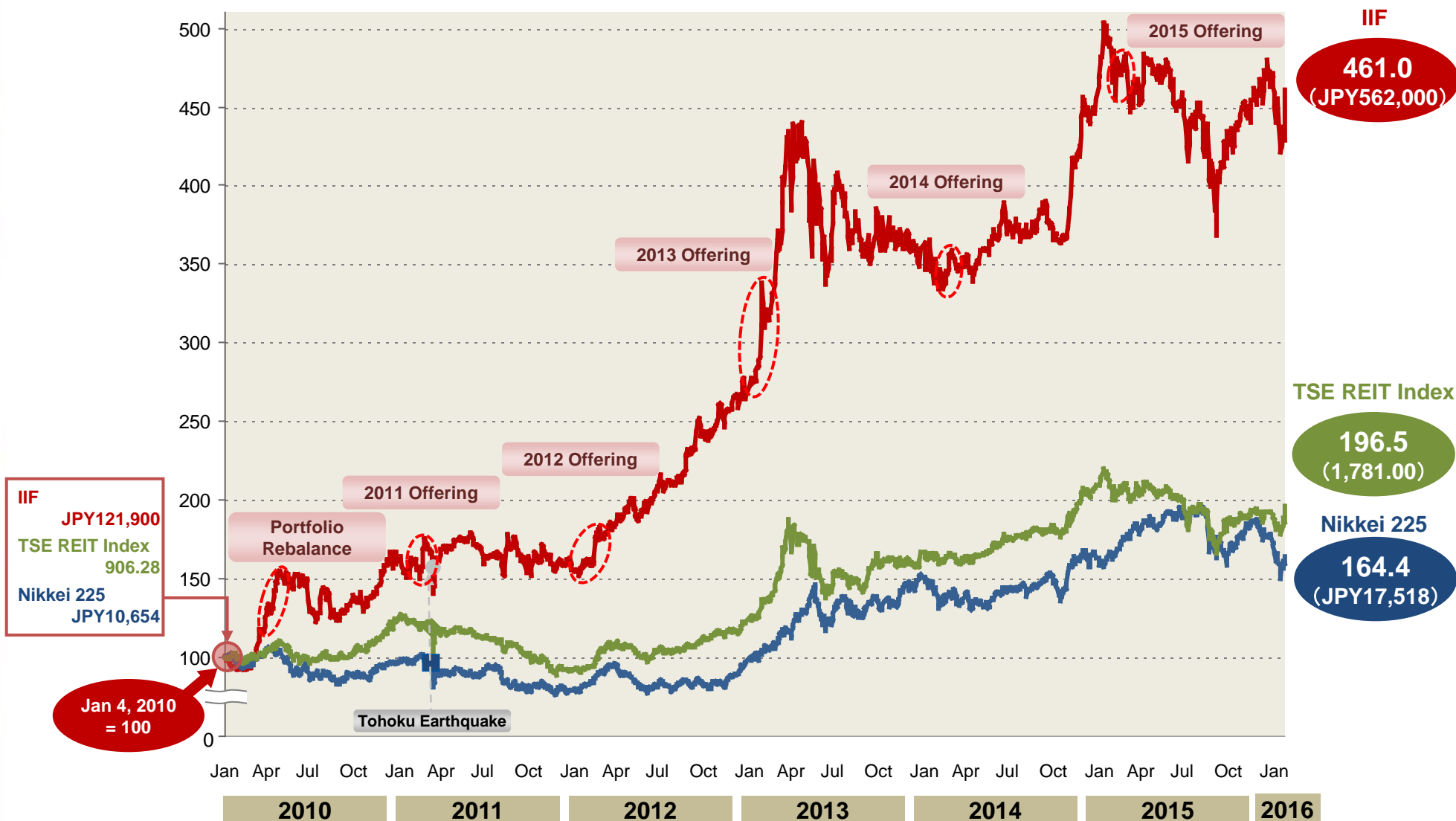
■ Regarding Tokyo area, due to large supply, demand/supply balance was disturbed for a while. Asking rent level dropped; actual rent level is expected to remain flat

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



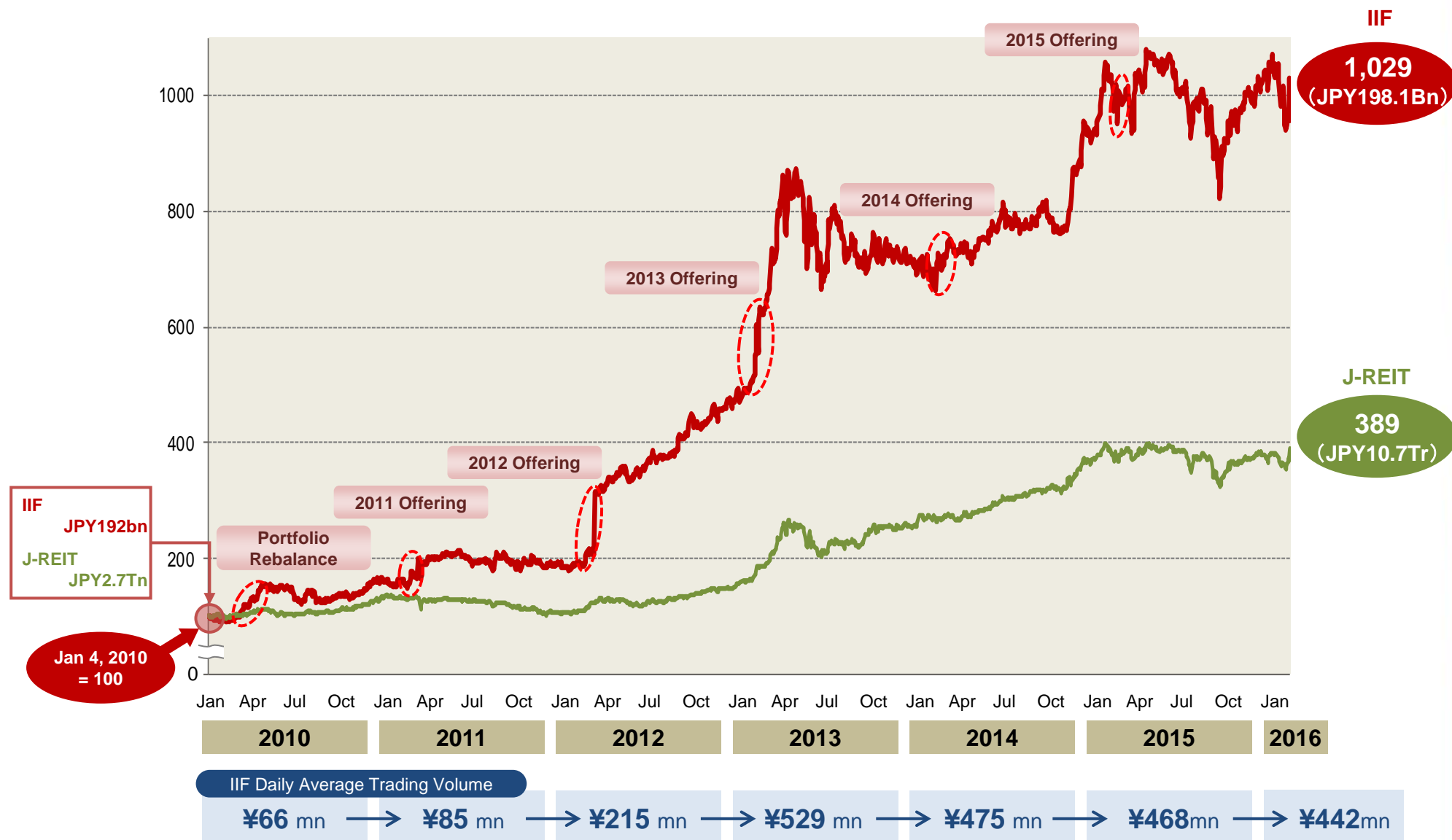
(Note) Based on CBRE Data

Unit Price Performance (Jan 4, 2010 ~ Jan 29, 2016)



(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
 (Note 3) Effective as of January 1, 2015, we made a two-for-one split of our units. The information in the charts above retroactively reflects the unit split.
 (Source) Bloomberg

Historical Market Capitalization Exceeds and Trading Volume (Jan 4, 2010 ~ Jan 29, 2016)



(Note 1) Based on closing prices

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

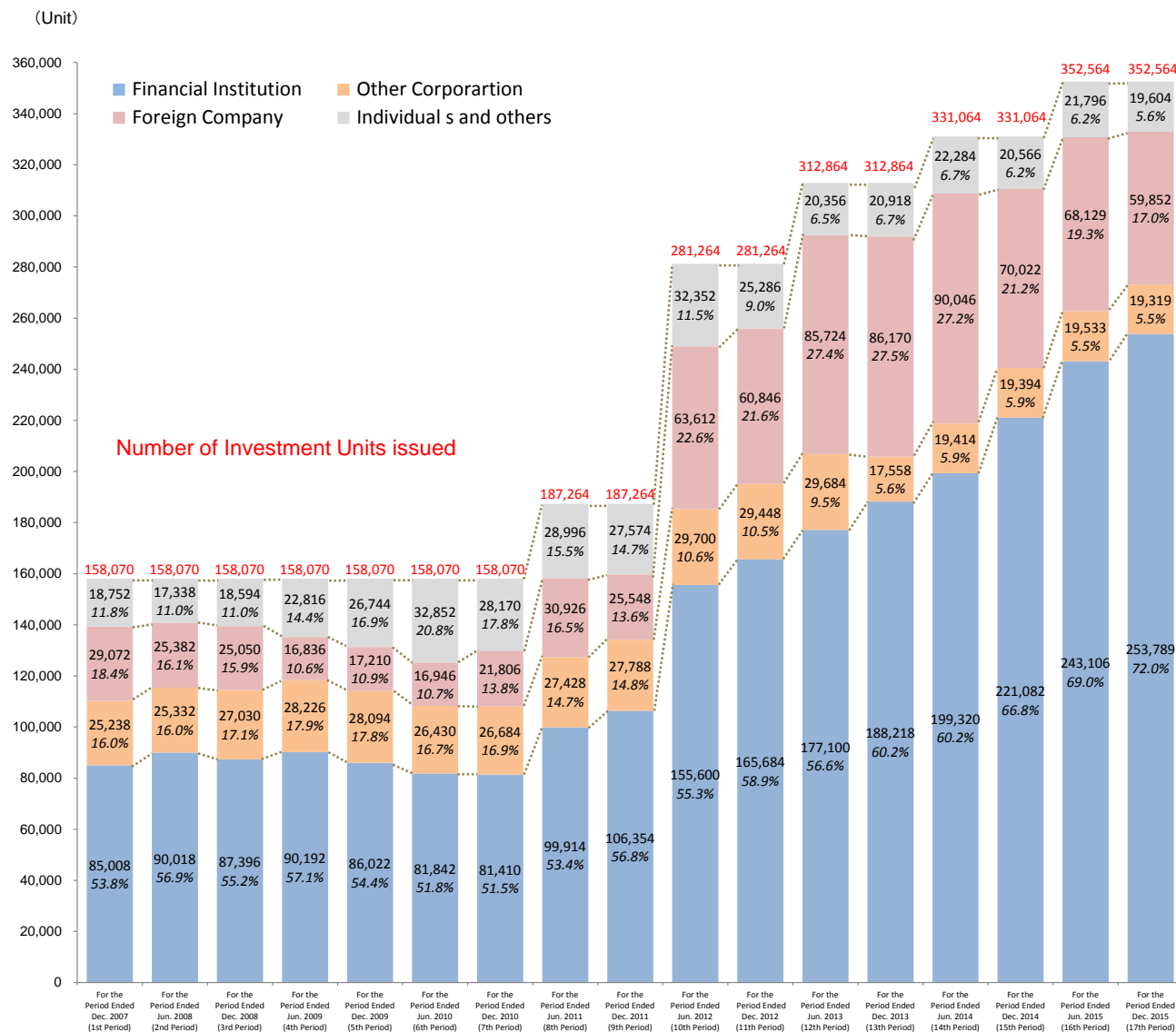
(Source) Bloomberg

Investors' Attributes

Top 20 Investors as of the End of Dec 2015

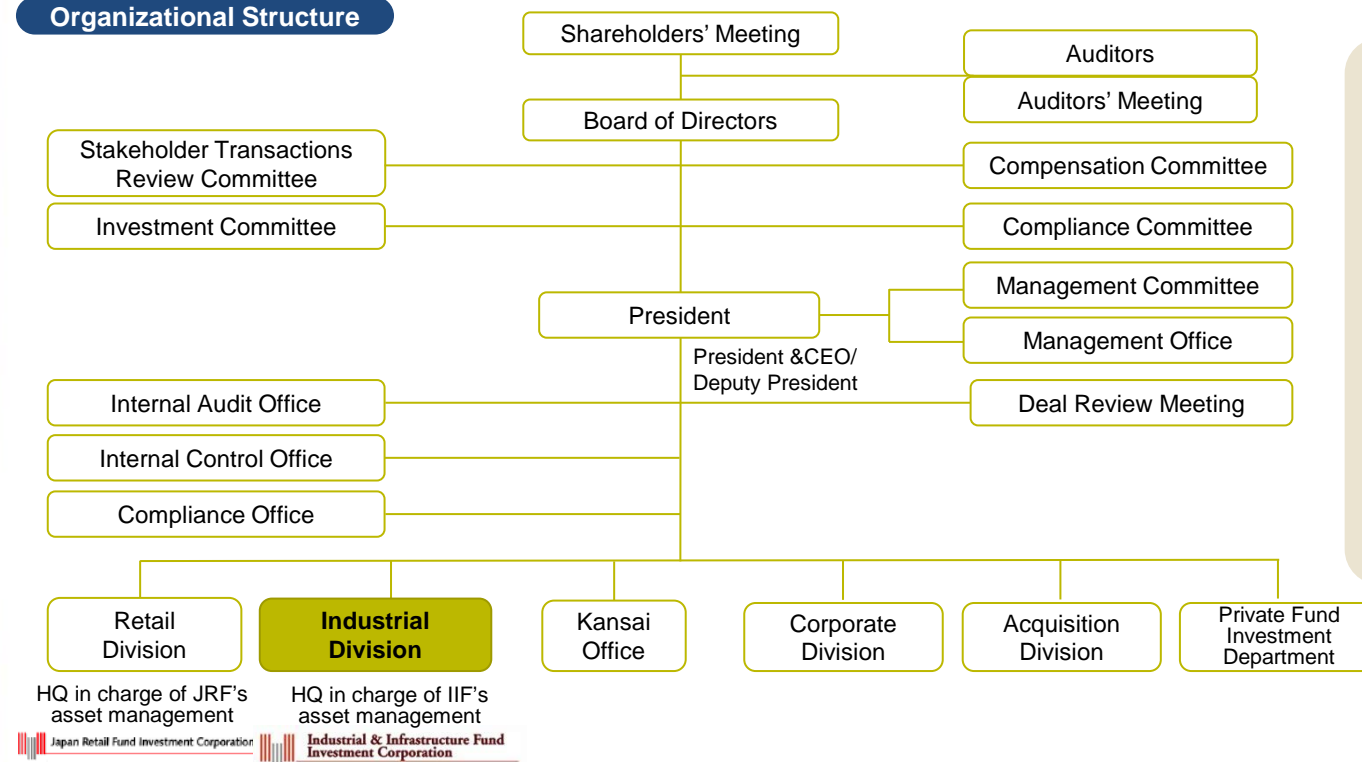
Rank	Name	Number of Units Held	Ownership Ratio (%)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	62,805	17.81
2	Master Trust Bank of Japan, Ltd. (Trust Account)	49,645	14.08
3	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	30,995	8.79
4	NOMURA BANK (LUXEMBOURG) S.A.	14,808	4.20
5	Nomura Trust and Banking Co., Ltd. (Trust Account)	11,907	3.37
6	The Chugoku Bank	7,774	2.20
7	Mitsubishi Corporation	6,400	1.81
8	Joyo Bank, Ltd.	5,558	1.57
9	Development Bank of Japan Inc.	5,000	1.41
10	The Chukyo Bank, Ltd.	4,606	1.30
11	Trust & Custody Services Bank, Ltd. (Cash in Trust Taxable Account)	4,444	1.26
12	Mizuho Trust & Banking Co., Ltd.	4,606	1.30
13	The Hachijuni Bank, Ltd.	4,020	1.14
14	CBLDN THREADNEEDLE SPECIALIST INVESTMENT FUNDS ICVC-GLOBAL EQUITY INCOME FUND	3,988	1.13
15	THE HOKURIKU BANK, LTD.	3,270	0.92
16	Nippon Tosho Fukyu Co., Ltd.	3,140	0.89
17	STATE STREET LONDON CARE OF STATE STREET BANK AND TRUST, BOSTON SSBTC A/C UK LONDON BRANCH CLIENTS- UNITED KINGDOM	3,059	0.86
18	The Bank of Kyoto, Ltd.	2,918	0.82
19	The Taiko Bank, Ltd.	2,756	0.78
20	The Ashikaga Bank, Ltd.	2,679	0.75
Total of Top 20		234,378	66.47

Unit holder Composition



Overview of the Asset Management Company

Organizational Structure



Asset Management Company:
Number of Directors and Employees 113
(excluding part-time directors and employees)

Number of Licensed Persons Out of the Above

• Licensed Real Estate Agents	43
• First-class Architects	9
• Real Estate Appraisers	6
• Certified Member of Security Analysts Association of Japan	4
• Certified Tax Accountants	1
• MBA (including US and UK)	3

(Note) As of Feb.1 2016

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 Dec. 31, 2015

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)