
Reference Material for Financial Results for the Period Ended December 2009 (5th Period)

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Balance Sheet as of December 31, 2009

	(thousand yen)			
	Previous Period (As of June 2009)	Current Period (As of December 2009)	Change Amount	Y/Y (%)
Asset				
Current Assets				
Cash and cash equivalents	2,568,586	2,787,576	218,990	
Cash and deposit in trust	1,102,409	1,200,436	98,027	
Accrued revenue	153,180	8,862	△ 144,318	
Prepaid expense	225,449	194,931	△ 30,518	
Deferred tax assets	20	17	△ 2	
Accrued refunded income taxes	-	82,414	82,414	
Other	97	246	149	
Total Current Assets	4,049,743	4,274,485	224,742	5.5
Fixed Assets				
Tangible fixed assets				
Buildings (net amount)	22,515,961	22,254,026	△ 261,934	
Buildings in trust (net amount)	24,888,122	24,504,384	△ 383,737	
Structures in trust (net amount)	385,055	355,072	△ 29,983	
Tools, equipment and fixtures in trust (net amount)	405	383	△ 21	
Land in trust	32,399,952	32,399,952	-	
Total Tangible Fixed Assets	80,189,496	79,513,819	△ 675,677	△ 0.8
Intangible Fixed Assets				
Leasehold land	19,833,966	19,833,966	-	
Total Intangible Fixed Assets	19,833,966	19,833,966	-	0.0
Investments and Other Assets				
Deposit and guarantee money paid	10,000	10,000	-	
Long-term prepaid expense	50,602	162,813	112,211	
Total Investments and Other Assets	60,602	172,813	112,211	185.2
Total Fixed Assets	100,084,064	99,520,599	△ 563,465	△ 0.6
Deferred Assets				
Investment unit delivery expense	85,690	51,414	△ 34,276	
Investment corporation bond issue expense	25,566	22,826	△ 2,739	
Total Deferred Assets	111,256	74,241	△ 37,015	△ 33.3
Total Assets	104,245,064	103,869,325	△ 375,738	△ 0.4

	(thousand yen)			
	Previous Period (As of June 2009)	Current Period (As of December 2009)	Change Amount	Y/Y (%)
Liabilities				
Current Liabilities				
Accounts payable - trade	141,333	2,205	△ 139,127	
Short-term borrowing	36,500,000	24,000,000	△ 12,500,000	
Current portion of long-term borrowing	-	15,000,000	15,000,000	
Accrued liabilities	191,823	188,598	△ 3,224	
Accrued expenses	90,139	86,323	△ 3,815	
Income taxes payable	363	765	401	
Consumption taxes payable	217,279	-	△ 217,279	
Advance received	480,709	533,113	52,404	
Other	5,089	6,322	1,232	
Total Current Liabilities	37,626,738	39,817,330	2,190,592	5.8
Long-term Liabilities				
Investment corporation bond	8,000,000	8,000,000	-	
Long-term borrowing	15,000,000	12,500,000	△ 2,500,000	
Deposit and guarantee money received	973,369	973,369	-	
Deposit and guarantee money received in trust	5,109,220	5,109,220	-	
Other	130,768	122,654	△ 8,113	
Total Long-term Liabilities	29,213,359	26,705,245	△ 2,508,113	△ 8.6
Total Liabilities	66,840,097	66,522,575	△ 317,521	△ 0.5
Net Assets				
Unitholders' Equity				
Total contribution	36,529,370	36,529,370	-	0.0
Retained Earnings				
Unappropriated profit for the period or Unabsorbed loss (△) for the period	875,597	817,380	△ 58,217	
Total Retained Earnings	875,597	817,380	△ 58,217	△ 6.6
Total Unitholders' Equity	37,404,967	37,346,750	△ 58,217	△ 0.2
Total Net Assets	37,404,967	37,346,750	△ 58,217	△ 0.2
Total Liabilities and Net Assets	104,245,064	103,869,325	△ 375,738	△ 0.4

Income Statement for the Period Ended December 2009

	(thousand yen)			
	Previous Period (As of June 2009)	Current Period (As of December 2009)	Change	
			Amount	Y/Y (%)
Operating Income				
Income from lease business	3,144,643	3,064,596	△ 80,047	
Gain on sale of real estate	54,101	-	△ 54,101	
Total Operating Income	3,198,744	3,064,596	△ 134,148	△ 4.2
Operating Expense				
Expense of lease business	1,292,663	1,246,364	△ 46,299	
Asset management fee	322,257	314,737	△ 7,520	
Director's fee	5,820	5,820	-	
Asset custody fee	5,346	5,219	△ 127	
Commission for general administrative work	21,305	20,772	△ 533	
Other operating expense	50,508	37,079	△ 13,428	
Total Operating Expense	1,697,900	1,629,992	△ 67,907	△ 4.0
Operating Profit	1,500,844	1,434,603	△ 66,240	△ 4.4
Non-Operating Income				
Interest income	3,347	984	△ 2,362	
Other	1	0	△ 0	
Total Non-Operating Income	3,348	984	△ 2,363	△ 70.6
Non-Operating Expense				
Interest expense	314,847	261,315	△ 53,531	
Interest on investment corporation bond	90,097	129,561	39,463	
Amortization of investment corporation bond issue expense	2,282	2,739	456	
Loan-related expense	184,248	187,299	3,050	
Amortization of investment unit delivery expense	34,276	34,276	-	
Other	1,832	2,099	267	
Total Non-Operating Expense	627,584	617,290	△ 10,293	△ 1.6
Ordinary Profit	876,608	818,297	△ 58,310	△ 6.7
Net income before income taxes	876,608	818,297	△ 58,310	△ 6.7
Income, inhabitant and enterprise taxes	1,022	962	△ 60	
Income taxes - deferred	△ 1	2	4	
Total Income Taxes	1,021	965	△ 55	△ 5.5
Net Income	875,587	817,332	△ 58,254	△ 6.7
Unappropriated retained earnings brought forward	10	47	37	
Unappropriated Profit for the Year or Unabsorbed Loss (△) for the Year	875,597	817,380	△ 58,217	

Notes: 1) The previous period (Period ended June 2009) is from January 1, 2009 to June 30, 2009 (period of management: 181 days).

2) The current period (Period ended December 2009) is from July 1, 2009 to December 31, 2009 (period of management: 184days).

Statement of Cash Flow and Statement of Dividend for the Period Ended December 2009

(thousand yen)			
	Previous Period (As of June 2009)	Current Period (As of December 2009)	Change
Cash flow from operating activities			
Net income before income taxes	876,608	818,297	△ 58,310
Depreciation	725,188	682,267	△ 42,921
Amortization of investment corporation bond issue expense	2,282	2,739	456
Amortization of investment unit delivery expense	34,276	34,276	-
Interest income	△ 3,347	△ 984	2,362
Interest expense	404,944	390,876	△ 14,068
Decrease in trade accounts receivable (△ indicates an increase)	△ 144,214	144,318	288,532
Decrease in accrued refunded income taxes (△ indicates an increase)	61	-	△ 61
Decrease in accrued consumption taxes (△ indicates an increase)	-	△ 82,414	△ 82,414
Decrease in prepaid expense (△ indicates an increase)	△ 103,885	30,518	134,403
Decrease in long-term prepaid expense (△ indicates an increase)	11,690	△ 112,211	△ 123,902
Increase in trade accounts payable (△ indicates a decrease)	123,585	△ 137,867	△ 261,453
Increase in other accounts payable (△ indicates a decrease)	△ 13,072	△ 74	12,997
Increase in accrued expenses (△ indicates a decrease)	△ 54	72	127
Increase in consumption taxes payable (△ indicates a decrease)	86,645	△ 217,279	△ 303,924
Increase in advance received (△ indicates a decrease)	△ 77,347	52,404	129,751
Increase in other long-term liabilities (△ indicates a decrease)	△ 8,148	△ 8,113	34
Decrease by sale of tangible fixed asset in trust	7,819,510	-	△ 7,819,510
Other	△ 7,689	△ 119	7,569
Subtotal	9,727,036	1,596,704	△ 8,130,331
Interest received	3,347	984	△ 2,362
Interest paid	△ 316,931	△ 394,764	△ 77,832
Income taxes paid	△ 658	△ 560	98
Cash flow from operating activities	9,412,793	1,202,364	△ 8,210,428
Cash flow from investing activities			
Payments for purchase of tangible fixed assets in trust	△ 126,920	△ 7,850	119,070
Proceeds from receiving deposit and guarantee money in trust	225	-	△ 225
Payments for return of deposit and guarantee money paid in trust	△ 312,166	-	312,166
Cash flow from investing activities	△ 438,861	△ 7,850	431,011
Cash flow from financing activities			
Proceeds from short-term borrowing	34,000,000	-	△ 34,000,000
Payments for repayment of short-term borrowing	△ 49,800,000	△ 12,500,000	37,300,000
Proceeds from long-term borrowing	-	12,500,000	12,500,000
Proceeds from issuance of investment corporation bond	8,000,000	-	△ 8,000,000
Payments for investment corporation bond issue expense	△ 24,698	△ 3,150	21,548
Payments of dividends	△ 957,592	△ 874,346	83,246
Cash flow from financing activities	△ 8,782,291	△ 877,496	7,904,794
Change in cash and cash equivalents (△ indicates a decrease)	191,641	317,018	125,377
Cash and cash equivalents, beginning of period	3,479,354	3,670,995	191,641
Cash and cash equivalents, end of period	3,670,995	3,988,013	317,018

(thousand yen)			
	Previous Period (As of June 2009)	Current Period (As of December 2009)	Change
Unappropriated profit for the period	875,597	817,380	△ 58,217
Dividend paid	875,549	817,379	△ 58,169
Dividend paid per investment unit (yen)	11,078	10,342	△ 736
Retained earnings carried forward	47	0	△ 47

Notes: 1) The previous period (Period ended June 2009) is from January 1, 2009 to June 30, 2009 (period of management: 181 days).
2) The current period (Period ended December 2009) is from July 1, 2009 to December 31, 2009 (period of management: 184days).

Income of Each Property

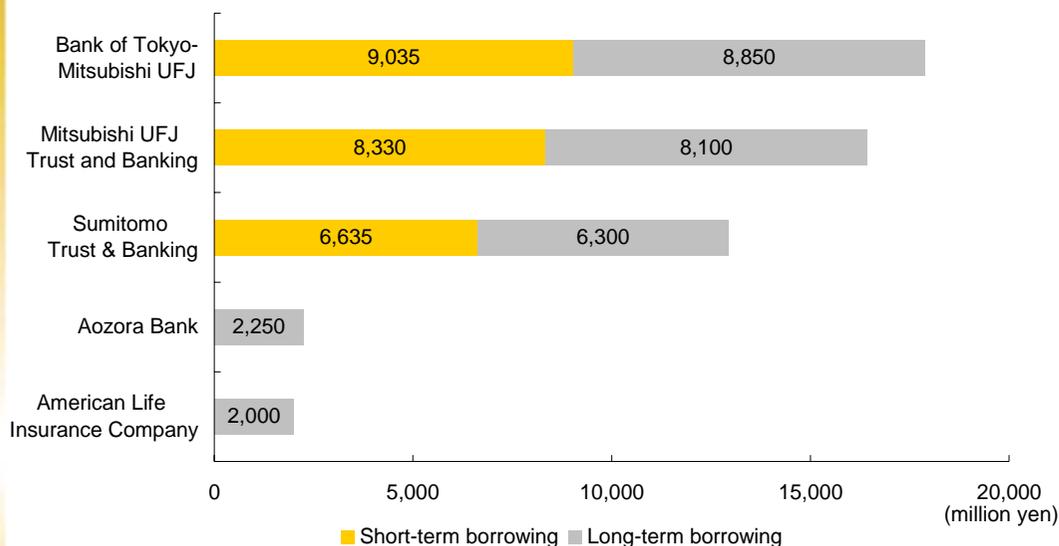
Account	L1 (Shinonome)		L2 (Musashi Murayama) (Note 3)		L3 (Funabashi)		L4 (Noda)		L5 (Shinsuna)		L6 (Atsugi)		(million yen)
	Previous Period	Current Period	Previous Period	Current Period	Previous Period	Current Period	Previous Period	Current Period	Previous Period	Current Period	Previous Period	Current Period	
Rent	397	397	108	-	313	313	224	225	163	163	74	74	
Other	-	-	0	-	26	24	18	16	-	-	0	0	
Total Income	397	397	108	-	340	338	242	241	163	163	74	74	
Administrative expense	0	0	0	-	7	7	6	6	0	0	0	0	
Water supply and utilities expense	-	-	-	-	20	18	11	10	-	-	-	-	
Taxes and Public Dues	29	29	26	-	27	27	23	23	16	16	6	6	
Maintenance Expense	0	-	-	-	-	-	-	-	2	-	-	-	
Other	1	1	0	-	1	1	1	1	1	1	1	1	
Total Expense	31	31	27	-	56	54	43	41	21	18	9	8	
NOI	366	365	81	-	283	283	199	200	142	144	65	66	
Depreciation and Amortization	46	46	43	-	116	116	58	58	13	13	31	31	
Income from real estate lease business	319	319	37	-	167	167	141	141	129	131	34	34	
Deposit	1,457	1,457	-	-	313	313	225	225	84	84	74	74	
Guarantee money	-	-	-	-	-	-	-	-	347	347	-	-	
Deposits received at the end of period	1,457	1,457	-	-	313	313	225	225	431	431	74	74	

Account	L7 (Koshigaya)		L8 (Nishinomiya)		I1 (Kobe)		I2 (Haneda)		Results as of the end of previous period	Results as of the end of current period	(million yen)
	Previous Period	Current Period	Previous Period	Current Period	Previous Period	Current Period	Previous Period	Current Period			
Rent	74	74	59	59	377	377	1,303	1,335	3,098	3,021	
Other	0	0	-	-	1	1	-	-	46	42	
Total Income	74	74	59	59	378	378	1,303	1,335	3,144	3,064	
Administrative expense	0	0	0	0	0	0	1	1	20	20	
Water supply and utilities expense	-	-	-	-	2	3	-	-	34	32	
Taxes and Public Dues	4	4	8	8	13	13	54	108	210	238	
Maintenance Expense	2	0	0	-	2	1	-	-	7	1	
Other	1	1	1	1	1	1	281	259	294	271	
Total Expense	9	7	11	11	19	20	337	369	567	564	
NOI	65	67	48	48	358	357	965	965	2,577	2,500	
Depreciation and Amortization	17	17	11	11	123	124	261	261	725	682	
Income from real estate lease business	47	49	37	37	234	233	703	704	1,851	1,818	
Deposit	22	22	89	89	2,493	2,493	973	973	5,735	5,735	
Guarantee money	-	-	-	-	-	-	-	-	347	347	
Deposits received at the end of period	22	22	89	89	2,493	2,493	973	973	6,082	6,082	

Notes: 1) The previous period (Period ended June 2009) is from January 1, 2009 to June 30, 2009 (period of management: 181 days).
 2) The current period (Period ended December 2009) is from July 1, 2009 to December 31, 2009 (period of management: 184 days).
 3) The transfer contract for this property was signed on February 26, 2009, and the transfer was completed on March 12, 2009.

Details of Borrowing

Status of Lending Financial Institutions



Classification	Date of Borrowing	Outstanding Balance at the End of Period (million yen)	Average Interest Rate ^(Note) (%)	Date for Repayment	
					Lender
Short-term borrowing	February 27, 2009	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	9,035	0.9	February 26, 2010
		Mitsubishi UFJ Trust and Banking Corporation	8,330		
		The Sumitomo Trust and Banking Co., Ltd.	6,635		
	Subtotal		24,000		
Long-term borrowing	October 19, 2007	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,800	0.9	October 19, 2010
		Mitsubishi UFJ Trust and Banking Corporation	4,425		
		The Sumitomo Trust and Banking Co., Ltd.	3,525		
		Aozora Bank, Ltd.	2,250		
	October 20, 2009	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,050	1.8	October 19, 2012
		Mitsubishi UFJ Trust and Banking Corporation	3,675		
		The Sumitomo Trust and Banking Co., Ltd.	2,775		
	December 25, 2009	American Life Insurance Company	2,000	1.7	December 25, 2014
Subtotal		27,500			
Total		51,500			

Note: The average interest rate is the weighted interim average interest rate rounded to the nearest tenth of a unit.

Status of Investment Corporation Bond

Description	Date of Issue	Allocation to	Outstanding Balance at the End of Period (million yen)	Interest Rate ^(Note)	Maturity Period
The 1st Unsecured Investment Corporation Bond (Subordinated and limited to qualified institutional investor)	February 27, 2009	Mitsubishi Corporation	8,000	Six-month yen Libor + 250bps	February 27, 2014
Total			8,000		

Note: The interest rate applied to the period from September 1, 2009 to February 26, 2010 is 3.103750%. Interest rate for the period commencing February 27, 2010 will be determined on February 25, 2010.

Overview of Properties Owned (1)

Name of Property	L-1 IIF Shinonome Logistics Center (Note)	L-3 IIF Funabashi Logistics Center	L-4 IIF Noda Logistics Center
Photograph			
Location	2-13-32 Shinonome, Koto-ku, Tokyo	2-14-1 Nishiura, Funabashi-shi, Chiba	340-13 Aza Tamedai, Nishi-Sangao, Noda-shi, Chiba
Date of Acquisition	October 19, 2007	October 19, 2007	October 19, 2007
Acquisition Price	13,700 million yen	9,000 million yen	6,500 million yen
Date Completed	February 8, 2006	July 19, 2007	March 17, 2006
Total Leasable Area	51,874.14 m ²	42,336.00 m ²	38,828.10 m ²
Land Area	30,283.33 m ²	26,607.00 m ²	26,551.63 m ²
Total Floor Area	Main building: 34,415.56 m ² Accessory building: Two buildings total = 11.42 m ²	Main building: 42,176.24 m ² Accessory building: 4.00 m ²	38,828.10 m ²
Structure and Number of Stories	Main building: Steel and reinforced concrete structure with deck roof (five stories) Accessory building: Light-gauge steel structure with galvanized sheet iron roofing (one story), two buildings	Main building: Steel structure with alloy plating sheet roofing (four stories) Accessory building: Reinforced concrete structure with alloy plating sheet roofing (one story)	Iron framed concrete/Steel construction with deck roof (four stories)
Tenant	Sagawa Express Co., Ltd.	Sagawa Global Logistics Co., Ltd. Mitsubishi Corporation LT, Inc.	Mitsubishi Corporation LT, Inc. Mitsubishi Electric Logistics Corporation

Note: The real estate trust beneficiary right is quasi-owned with IIF (53%) and Japan Logistics Fund, Inc. (JLF) (47%) . IIF signed a beneficiary agreement with JLF.
Note that the total leasable space, land space, and total floor space denote the space of the entire property.

Overview of Properties Owned (2)

Name of Property	L-5 IIF Shinsuna Logistics Center	L-6 IIF Atsugi Logistics Center	L-7 IIF Koshigaya Logistics Center
Photograph			
Location	3-5-15 Shinsuna, Koto-ku, Tokyo	6-19 Aza Ikoda, Hase, Atsugi-shi, Kanagawa	4-1-1 Ryutsu Danchi, Koshigaya-shi, Saitama
Date of Acquisition	October 19, 2007	October 19, 2007	October 19, 2007
Acquisition Price	5,300 million yen	2,100 million yen	2,000 million yen
Date Completed	June 12, 1998	January 31, 2005	September 30, 1985
Total Leasable Area	5,741.75 m ²	10,959.68 m ²	10,113.50 m ²
Land Area	15,615.00 m ²	5,648.48 m ²	8,581.86 m ²
Total Floor Area	Main building: 5,620.97 m ² Accessory building: 120.78 m ²	10,076.58 m ²	9,688.47 m ²
Structure and Number of Stories	Main building: Steel construction with deck roof and galvanized sheet iron roofing (three stories) Accessory building: Steel construction with deck roof (one story)	Steel construction with galvanized sheet iron roofing (four stories)	Iron framed concrete/Steel construction with galvanized sheet iron roofing (three stories)
Tenant	Sagawa Express Co., Ltd.	Mitsubishi Corporation LT, Inc.	LOGIONE Co., Ltd.

Overview of Properties Owned (3)

Name of Property	L-8 IIF Nishinomiya Logistics Center	IIF Narashino Logistics Center (Land with leasehold) ^(Note)
Photograph		
Location	1-2 Nishinomiya-hama, Nishinomiya-shi, Hyogo	3-34-9 Akanehama, Narashino-shi, Chiba
Date of Acquisition	October 19, 2007	February 16, 2010
Acquisition Price	1,300 million yen	1,190 million yen
Date Completed	May 15, 1997	-
Total Leasable Area	10,608.00 m ²	19,834.71 m ² (Lease Contract)
Land Area	9,997.84 m ²	19,834.00 m ² (Register Book)
Total Floor Area	Main building: 10,608.00 m ² Accessory building: 9.00 m ²	-
Structure and Number of Stories	Main building: Steel structure with aluminum sheet roofing (five stories) Accessory building: Steel structure with aluminum sheet roofing (one story)	-
Tenant	Suzuyo & Co., Ltd.	Kajima Leasing Corporation/JA Mitsui Leasing Building, Ltd.

Note: IIF Narashino Logistics Center is planned to be acquired in the sixth period. IIF will only acquire the land, and the above picture includes assets other than those owned by IIF.

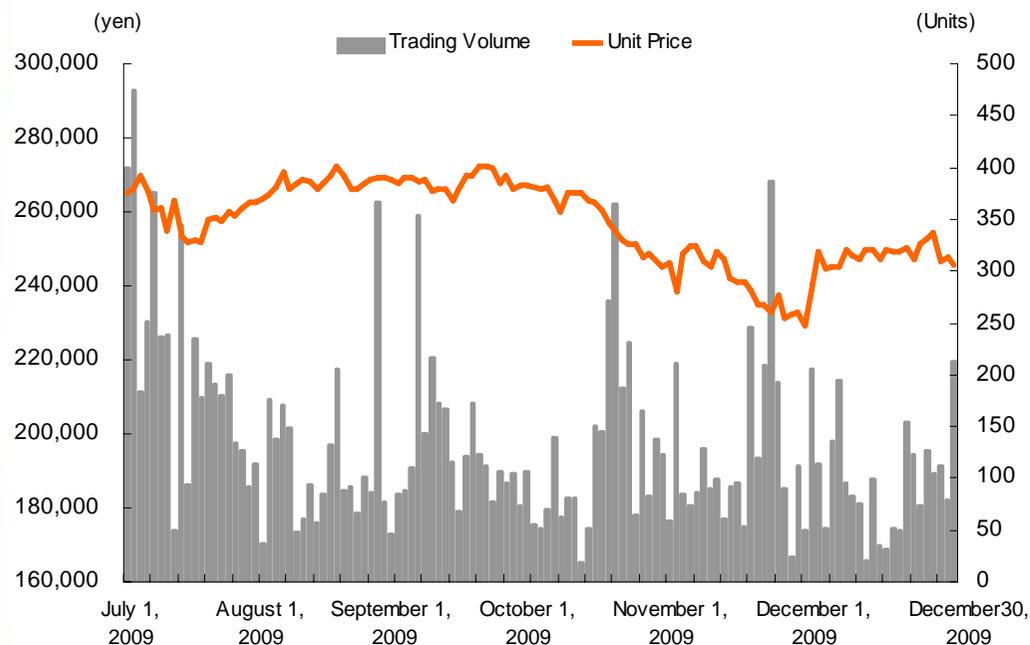
Overview of Properties Owned (4)

Name of Property	I-1 IIF Kobe Regional Air Conditioning Center	I-2 IIF Haneda Airport Maintenance Center
Photograph		
Location	1-8-2 Higashi Kawasaki-cho, Chuo-ku, Kobe-shi, Hyogo	3-5-1 and 2 Haneda Kuko, Ohta-ku, Tokyo
Date of Acquisition	October 19, 2007	February 29, 2008
Acquisition Price	18,100 million yen	41,110 million yen
Date Completed	April 12, 1990	June 30, 1993
Total Leasable Area	11,189.36 m ²	81,995.81 m ²
Land Area	6,002.21 m ² (Note)	-
Total Floor Area	54,485.71 m ² (Note)	M1: (main building) 49,823.52 m ² (accessory building) 159.81 m ² M2: (main building) 31,940.32 m ² (accessory building) 72.16 m ²
Structure and Number of Stories	Entire building: Steel/Steel and reinforced concrete structure (19 stories, 3 stories underground)	M1: (main building) Steel structure with galvanized sheet iron roofing (seven stories with one story underground) (accessory buildings) Reinforced concrete structure with deck roof (one story), three buildings M2: (main building) Steel structure with galvanized sheet iron roofing (seven stories with one story underground) (accessory buildings) Reinforced concrete structure with deck roof (one story), two buildings
Tenant	Osaka Gas Co., Ltd.	Japan Airlines International Co., Ltd.

Note: The entire building is owned by two sectional owners, while the indicated land space and total floor space include the amount held by other sectional owners.

Unit Price Performance

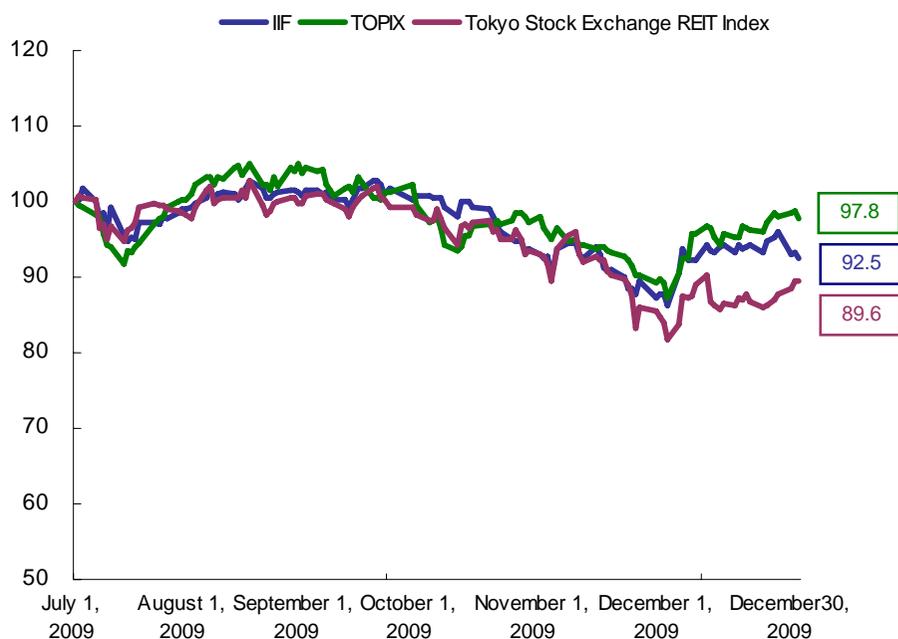
Unit Price Performance Since the Beginning of the Period (July 1 to December 30, 2009)



Highest price	272,500 yen	(August 14, 2009) (September 14, 2009)
Lowest price	229,000 yen	(November 27, 2009)
Unit price (simple average)	256,804 yen	(as of December 30, 2009)
Total trading volume	16,488 units	(as of December 30, 2009)
Average daily trading volume	134 units	(as of December 30, 2009)

Note: Based on the closing price.
Source: Bloomberg

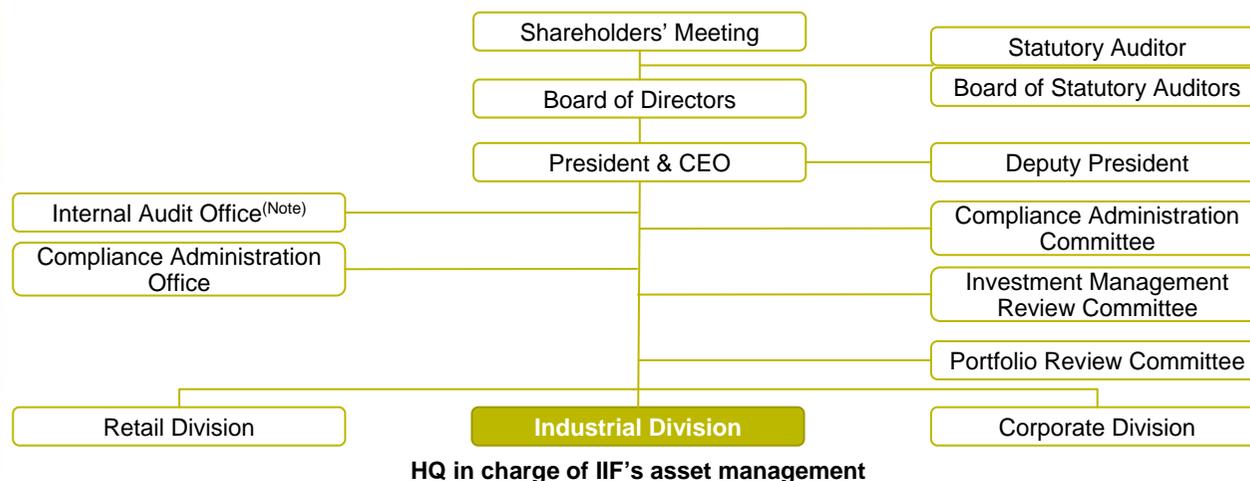
Comparison of Price Performance Since the Beginning of the Period^(Notes 1 and 2)



Notes: 1) Based on the closing price.
2) Assuming the closing price on July 1, 2009 was 100.
Source: Bloomberg

Overview of Asset Management Company

Organizational Structure



Note: The president also holds the post of the Chief of the Internal Audit Office.

Asset Management Company:
Number of Directors and Employees 87
(excluding part-time directors and employees)

Number of licensed persons out of the above

Licensed Real Estate Agents	27
First-Class Architects	4
Real Estate Appraisers	5
Certified Member of Security Analysts Association of Japan	1
CPAs	1
Certified Tax Accountants	3
MBA's (including US and England)	3

Note: As of February 1, 2010.

Company History

November 15, 2000	Founded MC Asset Management
December 8, 2000	Changed the company name to Mitsubishi Corp. – UBS Realty Inc.
January 27, 2001	Obtained a license of real-estate transaction manager (license number: Governor of Tokyo (1) Number 79372)
April 5, 2001	Received approval to conduct business as a securities investment trust management company (approval number: Prime Minister Number 6)
June 5, 2002	Received approval to conduct both consulting and agent business (approval number: Financial Supervisory Agency Number 2161) (See Note)
May 17, 2005	Registered as beneficiary right seller (registration number: Director of Kanto Financial Bureau (Beneficiary Right Seller) Number 131) (See Note)
January 27, 2006	Renewed license of real-estate transaction manager (license number: Governor of Tokyo (2) Number 79372)
January 25, 2007	Received approval (approval for changing a method to conduct business) based on the rules of Paragraph 2, Article 10 of the Securities Investment Trust Act
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)
July 26, 2007	Received approval (approval for changing a method to conduct business) based on the rules of Paragraph 2, Article 10 of the Securities Investment Trust Act
September 30, 2007	Registered as financial instruments dealer (registration number: Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403)

Note: IIF does not currently engage in this business.

Major Shareholders

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

Note: As of December 31, 2009.

Disclaimer

- ▶ 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)