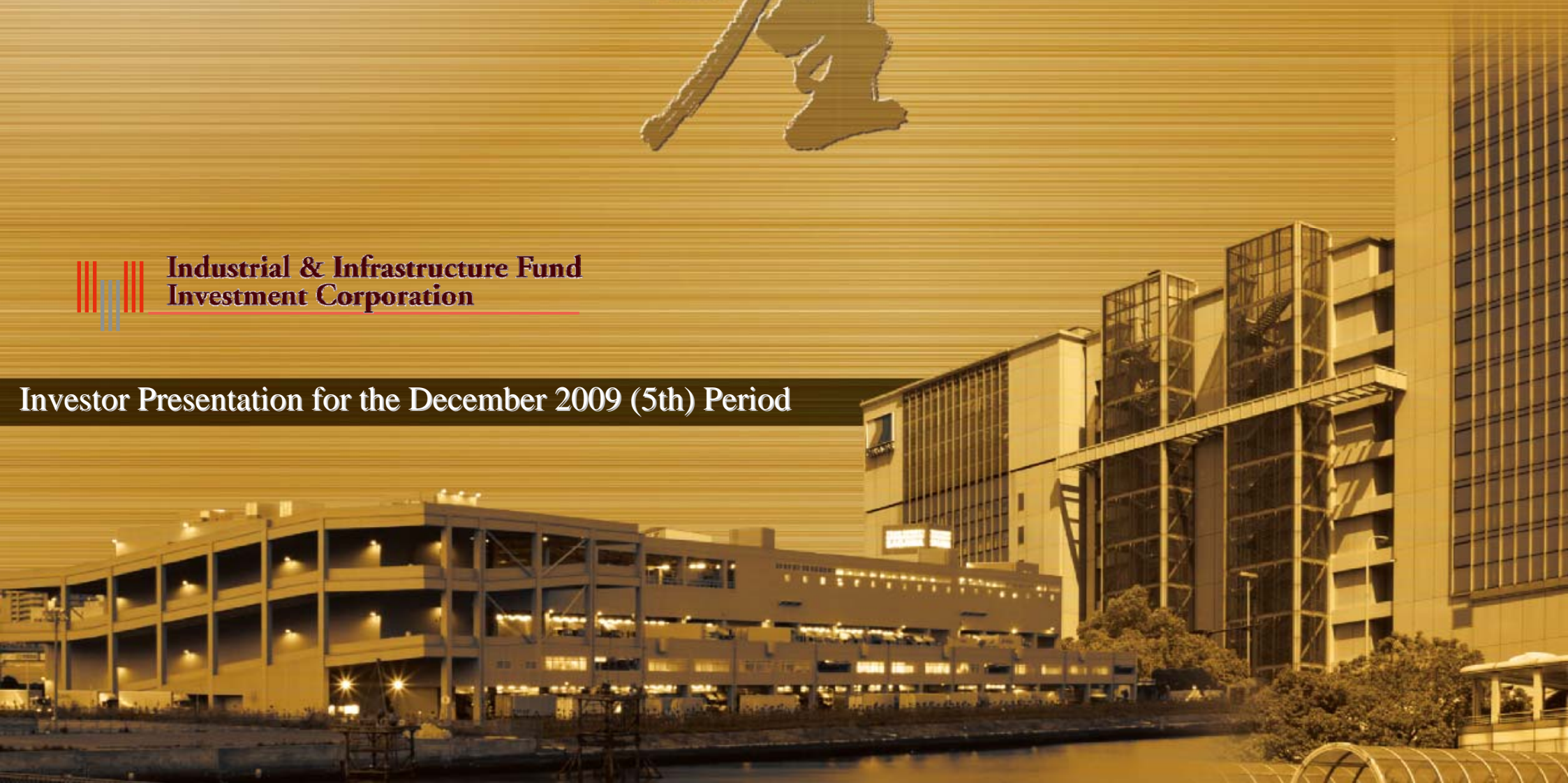


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Investor Presentation for the December 2009 (5th) Period



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# 1. Material Subsequent Event

## IIF Haneda Airport Maintenance Center

# IIF Haneda Airport Maintenance Center (1/3)

## Trend of Three Group Companies of Japan Airlines Corporation and their Influence on IIF



### Trend of three group companies of Japan Airlines Corporation (JAL)

January 19, 2010

Three Group Companies of Japan Airlines Corporation: (Note 1)

- ✓ Decided to seek bankruptcy protection under the Corporate Reorganization Act, and begin the proceedings.
- ✓ Filed a request to Enterprise Turnaround Initiative Corporation of Japan (ETIC) asking support for their reorganization. Subsequently, ETIC decided to provide the necessary support.

(Note 1) Japan Airlines Corporation, Japan Airlines International Co., Ltd. and JAL Capital Co., Ltd.

#### ■ Letter from Japan Airlines International Co., Ltd. (abstract)

After the reorganization proceedings begin, the Company shall pay the liabilities accrued according to the previous terms and conditions while contracts are still valid (Note 2).

#### ■ Payment order from the Tokyo District Court (abstract)

The Company shall pay the liabilities mentioned below, based on the previous terms and conditions, provided that the contracts remain valid (Note 2).

Liabilities such as rent, security deposits and restoration expenses for leasing of reorganization offices and establishments

### Effect on IIF

#### ▶ No influence on appraisal value as of end of the 5th period (Note 3)

- ✓ The evaluation of the appraisal value as of the end of December 2009 (end of the 5th period) was conducted on January 22, 2010. The appraisal value determined by the real estate appraiser took into account the "Trend of Three Group Companies of Japan Airlines Corporation" on January 19.

(Table 1) Appraisal Value as of the End of Recent Periods

Appraisal Value			Difference from the previous period
As of the End of December 2008	(end of the 3rd period)	40,500 million yen	(Δ2.4%)
As of the End of June 2009	(end of the 4th period)	38,300 million yen	(Δ5.4%)
As of the End of December 2009	(end of the 5th period)	38,300 million yen	(±0.0%)

(Note 3) This includes appraisal value by the real estate appraiser, survey value and opinion of value.

#### ▶ There is no influence on the cash flow of IIF

##### Lease Contract with Japan Airlines International Co., Ltd. (abstract) (previous terms and conditions in Note 2)

Term of Contract	February 29, 2008 to February 28, 2018
Rent	Prepaid rent (Next month's rent due the end of each previous month)
Rent Revision	No provision for rent revisions
Early Termination	Not allowed
Penalty for Cancellation	Payment of the entire rent for the remaining term of the agreement

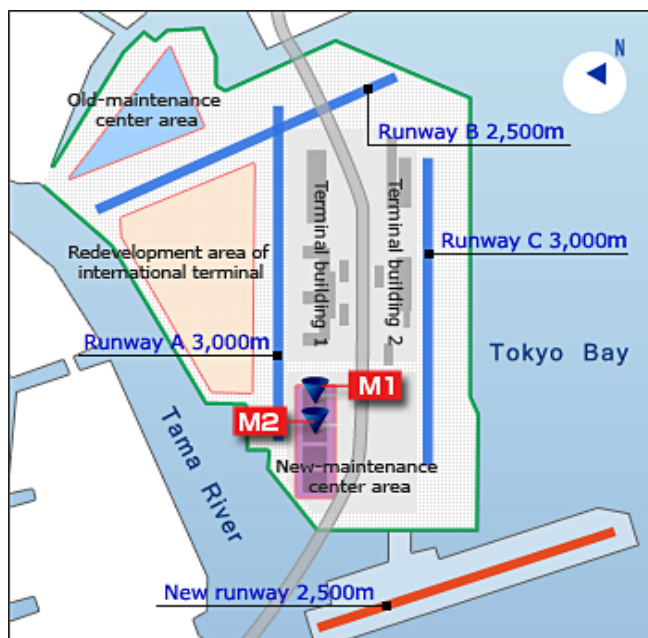
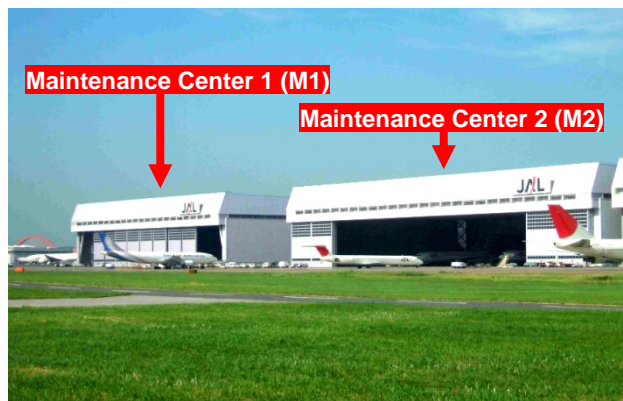
January 29, 2010

IIF received the rent for February from Japan Airlines International Co., Ltd.

(As of February 16, 2010)

# IIF Haneda Airport Maintenance Center (2/3)

## Well-established Advantage: Positioning of M1 and M2



### Highly advantageous location

- Located in Tokyo's Haneda Airport, key airport for domestic routes
- Located adjacent to the passenger terminal buildings and near each runway, resulting in high convenience when moving aircraft
- No possibility that the same type of facility will be constructed in the new maintenance area of the airport

### High-spec facilities

- M1 is capable of accommodating simultaneous M-type maintenance work (heavy maintenance) on two aircraft, while M2 is capable of accommodating simultaneous maintenance work on up to five aircraft
- The facilities can be used for maintenance of small- and medium-sized aircraft that will become the main aircraft in the future (Retiring jumbo jets may be maintained in the old maintenance area)
- Maintenance of not only JAL aircraft but also foreign airlines' aircraft is possible if commissioned by airlines around the world



## Maintenance conducted at M1 and M2 required by the Aviation Law

Type of Maintenance	Maintenance Interval	Maintenance Period	Main Inspection
A Maintenance	Every 500 flight hours	Approximately 8 hours	Inspection of exterior, engine, wings and landing gear during the time between arrival of the last flight and the first flight the next morning
C Maintenance	Every 6,000 flight hours or 18 months (earlier of the two)	Approximately 7 days	Inspection and examination of functions and operation of various systems in detail by removing panels
M Maintenance	Every 16,000 flight hours	Approximately 25 days	Systematic and comprehensive inspection, replacement, refurbishment and painting

**The maintenance center is an essential facility in undertaking the airline enterprise**

# IIF Haneda Airport Maintenance Center (3/3)

## Increasing Importance: Expansion Project for Haneda Airport

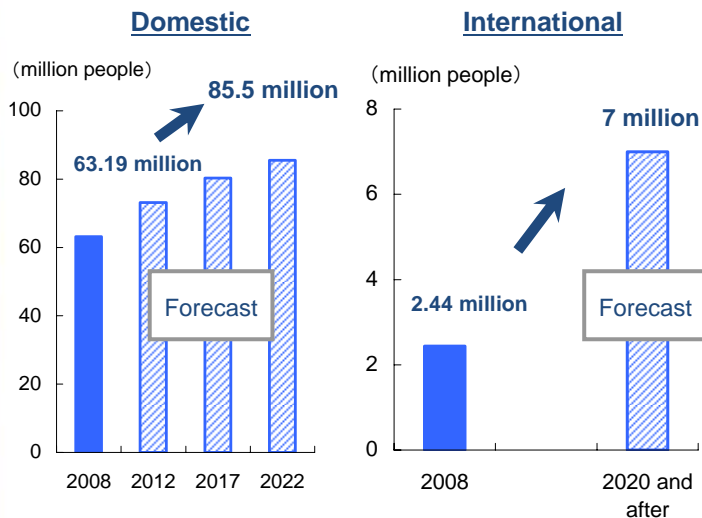
### ▶ Significant increase in regular flights

Departure and arrival capabilities will increase 30% with the completion of a new runway in October 2010.

- ✓ Increase in passengers for both domestic and international routes
- ✓ Improvement of convenience for passengers

Haneda Airport is expected to become the airport with the largest number of incoming and outgoing passengers in the world

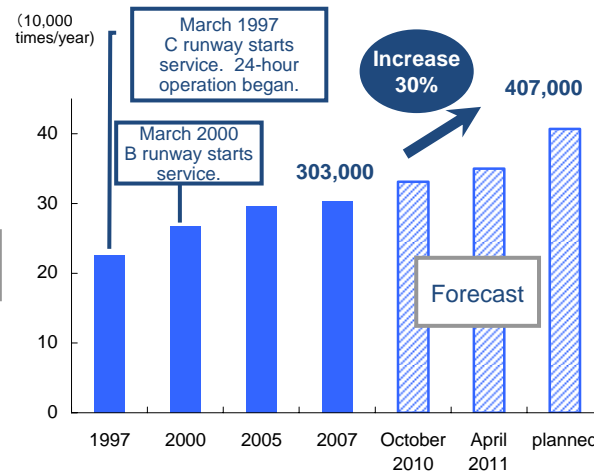
### Number of Passengers for Domestic and International Flights



Source: "Overview of the Expansion Project of Tokyo International Airport (Haneda Airport)", Kanto Region Development Bureau of the Ministry of Land, Infrastructure, Transport and Tourism  
For 2008, we used the data of "Status of Airport Management", The Ministry of Land, Infrastructure, Transport and Tourism

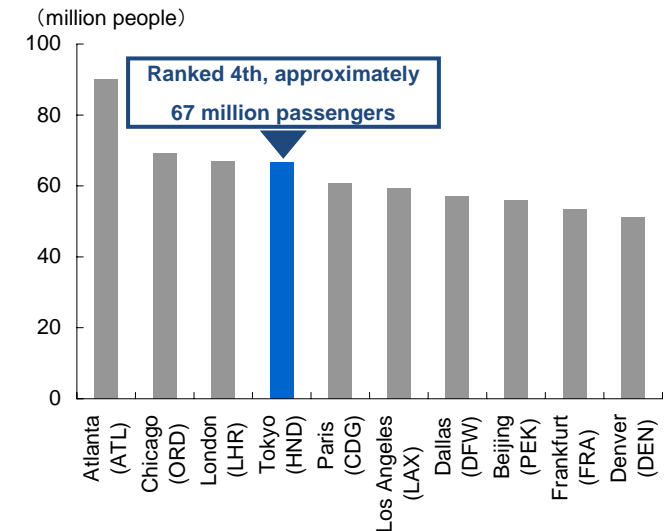
### Arrival and Departure Capabilities after Expansion (regular flights)

Note 1. Flights will be increased in stages  
Note 2. Daytime (late-night and early morning hours not included)



Source: "Overview of the Expansion Project of Tokyo International Airport (Haneda Airport)", Kanto Region Development Bureau of the Ministry of Land, Infrastructure, Transport and Tourism

### Number of Incoming and Outgoing Passengers in 2008



Source: ACI Passenger Traffic#2008 FINAL

## 2. Management Report for the Period Ended December 2009 (5th Period) and Earnings Forecast for the Period Ending June 2010 (6th Period)

# Management Report for the Period Ended December 2009 (5th Period) (1/3)

## Performance for the Period Ended December 2009

Item	Period Ended June 2009 (actual)	Period Ended December 2009 (actual)	Period-over-Period	
Operating Income	3,198 million yen	3,064 million yen	△134 million yen	(△4.2%)
Operating Profit	1,500 million yen	1,434 million yen	△66 million yen	(△4.4%)
Ordinary Profit	876 million yen	818 million yen	△58 million yen	(△6.6%)
Net Income	875 million yen	817 million yen	△58 million yen	(△6.7%)
Dividend per Unit	11,078 yen	(Note 7) 10,342 yen	△736 yen	(△6.6%)
FFO per Unit (Note 1)	19,569 yen	18,973 yen	△596 yen	(△3.0%)
FFO Payout Ratio	56.6%	54.5%	-	
LTV (Note 2)	49.4%	49.6%	-	
Long-term Debt Ratio (Note 3)	38.7%	59.7%	-	
Capital Expenditure (Note 4)	128 million yen	(Note 5) 6 million yen	△121 million yen	-
Repair Expense (Note 6)	7 million yen	1 million yen	△6 million yen	-
Total	136 million yen	8 million yen	△127 million yen	-
Depreciation	725 million yen	682 million yen	△43 million yen	-

Notes: 1) (Net income + Loss on sale of real estate – Gain on sale of real estate + Depreciation + Other amortization related to real estate)/number of outstanding units at the end of period  
 2) (Long-term borrowing + Short-term borrowing)/total assets  
 3) (Long-term borrowing + Subordinated corporate bond)/(Long-term borrowing + Subordinated corporate bond + Short-term borrowing)  
 4) Maintenance and repair for exterior walls of Kobe Center, approx. 80 million yen and waterproof finish for roof of Shinsuna LC, approx. 40 million yen  
 5) Shinsuna LC: repair of outside stairs, approx. 1 million yen, Kobe: replacement of gondola wire and maintenance of brake, approx. 1 million yen  
 6) Koshigaya LC: repair of asphalt concrete paving of truck yard, approx. 2 million yen, Kobe: detailed inspection of electrical installation, approx. 2 million yen, Shinsuna LC: maintenance of smoke ejector, approx. 2 million yen

## Assets Under Management

Item	As of the End of June 2009	As of the End of December 2009	Period-over-Period	
Number of Properties	9	9	-	
Amount of Total Assets	104,245 million yen	103,869 million yen	△375 million yen	(△0.4%)
Total Book Value of Properties (1)	100,023 million yen	99,347 million yen	△675 million yen	(△0.7%)
Total Appraisal Value at the End of Period (2)	96,370 million yen	96,040 million yen	△330 million yen	(△0.3%)
Difference Between Book and Appraisal Value at the End of Period ((2) – (1))	△3,653 million yen	△3,307 million yen	+346 million yen	(+9.5%)

## Reason for Major Changes in Profit for the Period Ended December 2009 (period-over-period)

- Operating profit △66 million yen ((1)+(2)+(3)+(4))
  - ✓ Effect of sale of property in the previous period (sale of IIF Musashi Murayama Logistics Center on March 12, 2009)
  - Profit/loss from real estate lease income △37 million yen
  - No recognition of gain on sale of real estate △54 million yen
  - △91 million yen (1)
  - ✓ Decrease in repair expense +6 million yen (2)
  - ✓ Decrease in asset management fee +7 million yen (3)
  - ✓ Decrease in other operating expenses +12 million yen (4)
- Ordinary profit △58 million yen ((1)+(2)+(3)+(4)+(5))
  - ✓ Decrease in interest income △2 million yen
  - ✓ Decrease in interest expense, etc. +10 million yen
  - +8 million yen (5)

(Note 7) Reference

Comparison to Dividend Forecast at Beginning of Period (announced on August 13, 2009)

	Period Ended December 2009 (Forecast at Beginning of Period)	Period Ended December 2009 (actual)	Difference
Dividend per Unit	9,626 yen	10,342 yen	+716 yen (+7.4%)

# Management Report for the Period Ended December 2009 (5th Period) (2/3)

## IIF realized stable earnings based on the characteristics of its properties

### Occupancy rate

- ▶ IIF maintained high occupancy rate of 99.9%
  - ✓ IIF has maintained the high occupancy rate of 99.9% since listing
  - ✓ There were no lease renewals during the period

### Total rent

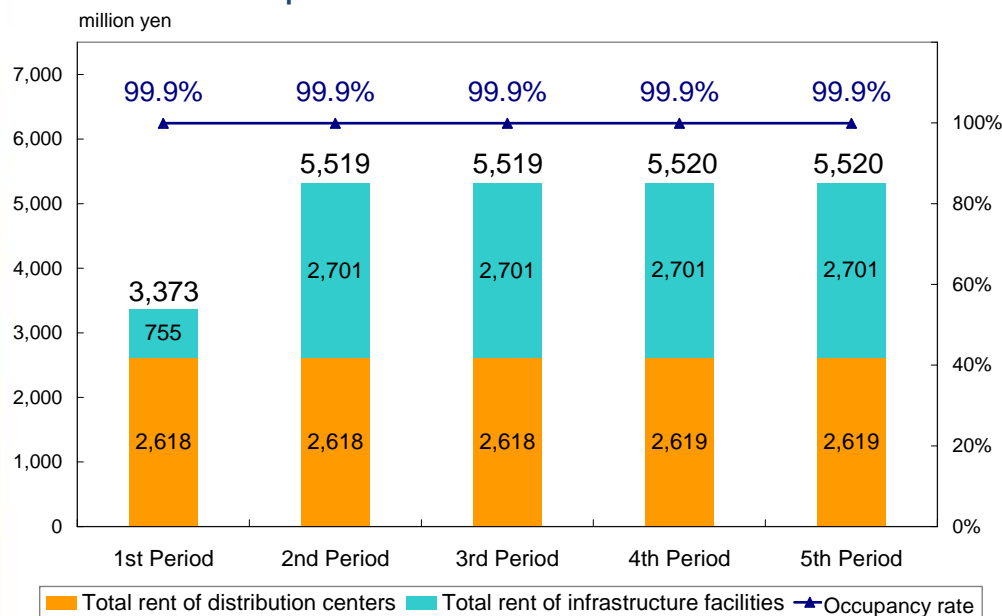
- ▶ IIF maintained the same level of total rent as the previous period
  - ✓ There were no rent revisions in the 5th period
  - ✓ There were no requests for rent reduction from tenants

### Appraisal values at end of period (Note 1)

- ▶ Appraisal value at end of year appear to have bottomed out
  - ✓ Rate of decline of appraisal value at end of year was 0.3% over the six month period
  - ✓ NOI estimated by the real estate appraisers remained flat
  - ✓ Appraisal cap rates were maintained at the same level as the previous period

(Note 1) Includes appraisal value by the real estate appraiser, survey value and opinion of value

(Figure 1) Total Rent (annualized amount) and Occupancy Rate of Properties Owned



(Note 2) The total rent is the sum of the monthly rent of each property as of the end of each period, multiplied by twelve

(Note 3) The rent for the IIF Musashi Murayama Logistics Center, which has been sold, is excluded from the calculation of total rent

(Table 2) Valuation by Real Estate Appraiser as of the End of the 5th Period

Property Number	Name of Property	Estimated Value (in million yen)			NOI (in million yen)		Direct Cap Rate	
		Appraisal Value	Difference from the Previous Period	Difference from the Previous Period (%)	Appraisal Estimate	Difference from the Previous Period	Appraisal Rate	Difference from the Previous Period
L-1	IIF Shinonome Logistics Center	14,000	0	0.0%	721	0	5.3%	0
L-3	IIF Funabashi Logistics Center	9,670	-10	-0.1%	564	0	5.7%	0
L-4	IIF Noda Logistics Center	6,560	-10	-0.2%	397	0	5.9%	0
L-5	IIF Shinsuna Logistics Center	5,540	-10	-0.2%	288	0	5.2%	0
L-6	IIF Atsugi Logistics Center	2,140	0	0.0%	132	0	6.1%	0
L-7	IIF Koshigaya Logistics Center	2,100	0	0.0%	136	0	6.1%	0
L-8	IIF Nishinomiya Logistics Center	1,430	0	0.0%	97	0	6.3%	0
I-1	IIF Kobe Regional Air Conditioning Center	16,300	-300	-1.8%	706	+1	4.6%	Increase 0.1 point
I-2	IIF Haneda Airport Maintenance Center	38,300	0	0.0%	1,933	+1	4.7%	0
Portfolio Total		96,040	-330	-0.3%	4,974	+3	-	-

(Note 4) See "Portfolio List" on page 27 for details of appraisal values at the end of the year

# Management Report for the Period Ended December 2009 (5th Period) (3/3)

**We achieved the objective for the 5th period,  
“Improving Stability by Lengthening the Term of Debt”**

## Policy 1

**We succeeded in lengthening the term of borrowing that needed to be refinanced during the 5th period.**

- ✓ We succeeded in lengthening the term of debt that matured on October 20, 2009 when we refinanced it

Amount of Borrowing	10.5 billion yen
Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd.
Term	1 year



Amount of Borrowing	10.5 billion yen
Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd.
Term	3 years

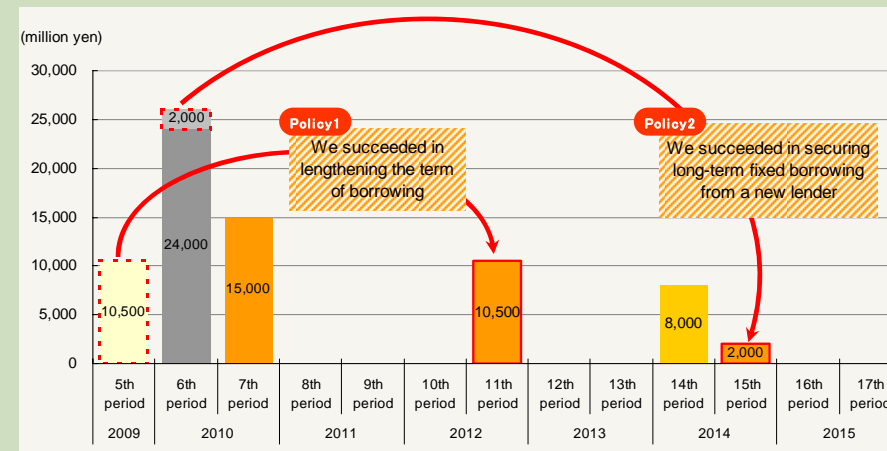
## Policy 2

**We succeeded in securing long-term fixed-rate debt from a new lender**

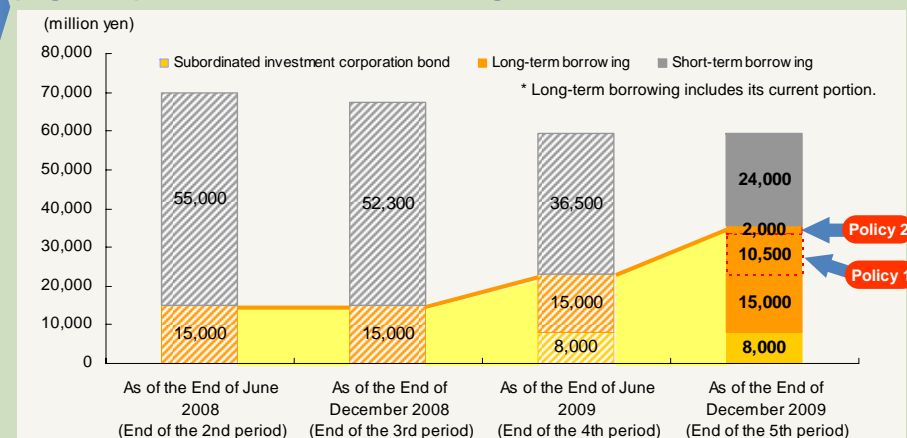
- ✓ We succeeded in diversifying lenders by securing long-term fixed borrowing from a new lender
- ✓ We improved the long-term debt ratio and fixed debt ratio by using new debt to repay some existing short-term debt ahead of schedule
- ✓ We succeeded in borrowing funds for a term that exceeded the redemption period of the subordinated corporate bond

Amount of Borrowing	2 billion yen
Lender	American Life Insurance Company (ALICO)
Term	5 years

(Figure 1) Distribution of Repayment Dates



(Figure 2) Status of Interest-bearing Debt



1. LTV	60.9%	60.0%	49.4%	49.6%
2. Long-term debt ratio	21.4%	22.3%	38.7%	59.7%

- (Long-term borrowing + Short-term borrowing) / Total assets
- (Long-term borrowing + Subordinated investment corporation bond) / (Long-term borrowing + Subordinated corporate bond + Short-term borrowing)

# Earnings Forecast for the Period Ending June 2010 (6th Period)

## Earnings Forecast for the Period Ending June 2010 (6th Period)

	Actual for the Period Ended December 2009 (184 days)	Forecast for the Period Ending June 2010 (181 days)	Period-Over-Period
Operating Income	3,064 million yen	3,107 million yen	42 million yen (+1.4%)
Operating Profit	1,434 million yen	1,452 million yen	18 million yen (+1.3%)
Ordinary Profit	818 million yen	860 million yen	42 million yen (+5.2%)
Net Income	817 million yen	859 million yen	42 million yen (+5.2%)
Dividend per Unit	10,342 yen	10,880 yen	538 yen (+5.2%)
FFO per Unit (Note 1)	18,974 yen	19,508 yen	534 yen (+2.8%)
FFO Payout Ratio	54.5%	55.8%	-

LTV (Note 2)	49.6%	49.5%	-
Long-term Debt Ratio (Note 3)	59.7%	59.7%	-

Capital Expenditure	6 million yen	(Note 4) 46 million yen	40 million yen -
Repair Expense	1 million yen	(Note 5) 12 million yen	11 million yen -
Total	8 million yen	59 million yen	50 million yen -

Depreciation	682 million yen	681 million yen	△1 million yen -
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Notes: 1) (Net income + Loss on sale of real estate – Gain on sale of real estate + Depreciation + Other amortization related to real estate)/number of outstanding units at the end of period

2) (Long-term borrowing + Short-term borrowing)/total assets

3) (Long-term borrowing + Subordinated corporate bond)/(Long-term borrowing + Subordinated corporate bond + Short-term borrowing)

4) The following expenditure is expected: renewal of lighting equipment for Koshigaya LC, approx. 33 million yen, Nishinomiya LC: renovation of north face exterior wall, approx. 6 million yen, Shinsuna LC: replacement of strap hanger, approx. 3 million yen

5) Shinonome LC: restoration of shore protection fence, approx. 2 million yen, Koshigaya LC: repair of floor coating, approx. 1 million yen  
Kobe: overhaul of cold and warm water pumps for air conditioning (three pumps), approx. 3 million yen, replacement of main steam valve for warm water heat exchanger of the 4th floor machine room, approx. 1 million yen

### Reason for Major Changes in Profit for the Period Ending June 2010 (period-over-period)

- Operating profit +18 million yen ((1)+(2)+(3)+(4))
  - ✓ Acquisition of IIF Narashino Logistics Center (land with leasehold)  
(February 16, 2010)  
Profit/loss from real estate lease income  
+30 million yen (1)
  - ✓ Increase in repair expenses △11 million yen (2)
  - ✓ Decrease in asset management fee +3 million yen (3)
  - ✓ Increase in other operating expense  
△4 million yen (4)
- Ordinary profit +42 million yen ((1)+(2)+(3)+(4)+(5))
  - ✓ Decrease in interest expense and loan-related expenses  
+24 million yen (5)

### Major Assumptions for Forecast for the Period Ending June 2010

- Interest-bearing debt outstanding  
59.5 billion yen (59.5 billion yen)
  - Occupancy rate: 99.9% (99.9%)
  - Number of properties owned: 10 (9)
- (Note 6) Figures in parentheses are results of the previous period

**Effect of Acquisition of IIF Narashino Logistics Center (land with leasehold)**

**For the period ending December 2010 (7<sup>th</sup> period)**  
Profit from lease business, 41 million yen (dividend, approx. +510 yen)

**After adjusting for real estate taxes which are capitalized in the first year after acquisition**  
Profit from lease business, 37 million yen (dividend, approx. +470 yen)

### 3. Future Policies

### 3-A. Laying the Foundation for Stability to Improving the Dividend



# From Realizing Stability to Improving the Dividend

- From realization of “5<sup>th</sup> Period: laying the foundation for stability” to “6<sup>th</sup> Period: improving the dividend by replacing properties”

For the Period Ended December 2007 (1st Period)	For the Period Ended June 2008 (2nd Period)	For the Period Ended December 2008 (3rd Period)	For the Period Ended June 2009 (4th Period)	For the Period Ended December 2009 (5th Period)	For the Period Ending June 2010 (6th Period)
<u><b>IPO</b></u>  October 18, 2007 <b>IIF IPO</b>  ➤ IIF invested in sectors that J-REITs traditionally did not target for investments and therefore established a new sector of J-REIT ➤ Principle to invest in infrastructure as the foundation for building a strong Japanese economy and supporting Japan's industrial activities from the perspective of real estate	<u><b>Aiming for Aggressive External Growth</b></u>  February 29, 2008 <b>Acquisition of IIF Haneda Airport Maintenance Center</b>  ➤ The first transportation infrastructure facility that any J-REIT had ever acquired	<u><b>Modifying Time-line of Growth Target</b></u>  July 1, 2008 <b>Cancellation of public stock offering</b>  ➤ Extent of dilution would have exceeded the acceptable level ➤ LTV would not have decreased to the expected level ➤ Influence on dividend for the 3rd period and after	<u><b>Response to Changes in Financial Environment</b></u>  February 27, 2009 <b>Issuance of subordinated corporate bond, the first among J-REITs</b>  ➤ Facilitated of refinancing ➤ Achieved lengthening the average debt maturity ➤ Reduction of LTV from senior lenders view point  March 12, 2009 <b>Sale of IIF Musashi Murayama Logistics Center</b> ➤ Reduction of LTV	<u><b>Laying the Foundation for Stability</b></u>  October 20, 2009 <b>Improvement of stability by lengthening the average debt maturity</b>  ➤ Lengthening of loan term to three years  December 22, 2009 <b>Long-term (Five years) fixed-rate borrowing from a new lender (ALICO)</b>  ➤ Secured long-term (five years) fixed-rate debt from a new lender	<u><b>Improving the Dividend by Replacing Properties</b></u>  February 16, 2010 <b>Acquisition of IIF Narashino Logistics Center (land with leasehold)</b>  ➤ Favorable opportunity to acquire prime properties ➤ First step in the property replacement strategy

## 3-B. Maintaining and Improving Stability

# Characteristics of Properties

## Stability of Income

- ▶ Most properties owned by IIF are leased under long-term agreements  
The average remaining term of leases in the portfolios is more than eight years
- ▶ Rent structure consists of Diamond Rent and Sapphire Rent
- ▶ Risk of rent income decreasing due to vacancies is extremely low
- ▶ Cash flow is less subject to influences of economic fluctuations

### Trend of rent structure

**Diamond Rent:**  
Rent that is noncancellable during the lease term or rent that requires payment of rent for the remaining lease term for cancellation

**Sapphire Rent:**  
Rent that requires payment of penalty worth 12 months' rent for cancellation

**General Rent:**  
Rent that is cancellable on six months' notice, etc.

Percentage of rent		For the Period Ended December 2009 (5th Period)	For the Period Ending June 2010 (6th Period)	For the Period Ending December 2010 (7th Period)	For the Period Ending June 2011 (8th Period)	For the Period Ending December 2011 (9th Period)
Shinonome	14.7%					
Funabashi 1	11.6%					
Noda 1	4.3%					
Noda 2	4.1%					
Shinsuna	6.1%					
Atsugi	2.8%					
Koshigaya	2.3%					
Nishinomiya	2.2%					
Narashino	1.5%					
Kobe 1	13.8%					
Kobe 2	0.1%					
Haneda	36.0%					
Diamond + Sapphire Rent		(Note) 100.0%	100.0%	99.9%	93.9%	88.8%
General Rent		0.0%	0.0%	0.1%	6.1%	11.2%

(Note) Narashino Logistics Center, which is to be acquired in the 6th period, is excluded

# Management Strategy

## Maintaining and Improving Stability

### IIF's Policy

- Maintaining and deepening relationships with tenants
- Pursuing upward rent revisions
- Properly managing the properties owned
- Understanding and handling needs by close communication
- Handling renewal of leasing agreements and rent revision
- Implementing appropriate and environmental conscious construction in a timely manner

### Performance

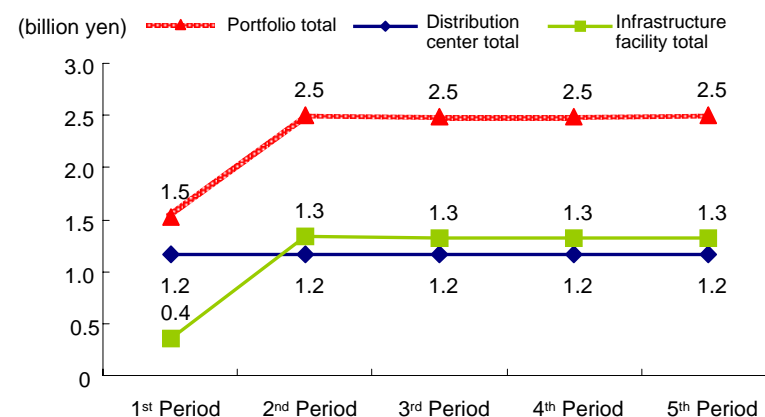
▶ IIF aims to seize opportunities for rent revision and succeed in increasing rent.

	Revision No.	Increase	No Change	Decrease	Remarks
1st Period	0	-	-	-	-
2nd Period	0	-	-	-	-
3rd Period	1	1	0	0	October 2008, rent was revised upward for IIF Koshigaya LC
4th Period	1	1	0	0	May 2009, rent was revised upward for IIF Noda LC
5th Period	0	-	-	-	-
Total	2	2	0	0	

(Reference)

6th Period	1	-	1	-	Lease up for renewal at Koshigaya LC.
7th Period	1	-	-	-	Rent will be reviewed for Shinsuna LC

### ▶ NOI Historical Data



\* Notes

1. For the 1st period, days of actual operation (74 days) are converted to 182 days
2. Data for the 1st and 2nd periods are adjusted for real estate taxes
3. For IIF Haneda Airport Maintenance Center for the 2nd period, days of actual operation (123 days) are converted to 182 days
4. IIF Musashi Murayama LC, which has already been sold, is excluded

## IIF plans to take measures to stabilize earnings

- Upward revision of rent (IIF Shinsuna Logistics Center: 7<sup>th</sup> period)
- Improvement of operating rate (IIF Kobe Regional Air Conditioning Center)

# Policies for Financial Stability

The financial strategy for the 6th period is “Maintaining and Improving Stability.”

Performance for  
the 5th period

“Laying the Foundation  
for Stability”

▶ **Achieved lengthening of term borrowing at refinancing**

- Lengthened the term of one loan from one year to three years

▶ **Secured long-term fixed borrowing from a new lender**

- Secured five-year debt with fixed interest rate
- New borrowing for a term that exceeds the redemption period of the subordinated corporate bond

Measures for  
the 6th period

“Maintain and Improve  
Stability”

▶ **Refinancing of short-term borrowing totaling 24 billion yen (February)**

IIF aims to lengthen the term of borrowing to a certain level at an early stage while maintaining and renewing the current short-term borrowing limit

- Short-term interest rates seem to have stabilized at a low level

▶ **Solicitation of new lenders**

We are continuing with activities to invite financial institutions to become new lenders to IIF in order to diversify our financing options

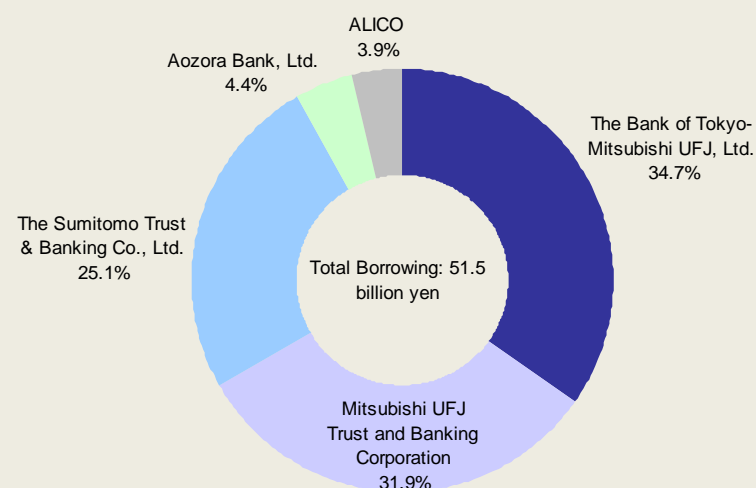
▶ **Management of interest rate increase risk**

We consider the timing at which the interest rate should be fixed while paying attention to trends in interest rates

■ Status of Lenders (as of the end of the 5th period)

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

\* Long-term borrowing includes its current portion.



### 3-C. Improving the Dividend by Replacing Properties



# Acquisition of Narashino Logistics Center (land with leasehold) (1)

**We acquired the IIF Narashino Logistics Center (land with leasehold) as part of our property replacement strategy**

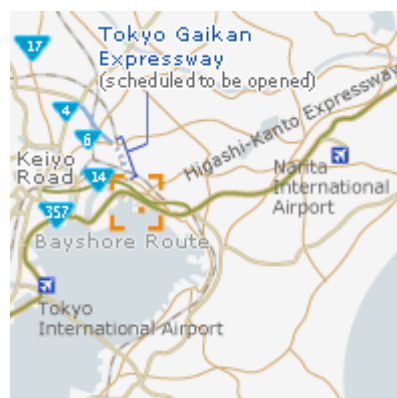
## Overview of the IIF Narashino Logistics Center (land with leasehold)



(Note) IIF only acquired the land, and the above picture includes assets other than those owned by IIF

Name of Property	IIF Narashino Logistics Center (land with leasehold)
Type of Property	Real estate (commercial land with leasehold)
Location	3-34-9 Akanehama, Narashino-shi, Chiba
Site Area	19,834 m <sup>2</sup>
Date of Acquisition	February 16, 2010
Acquisition Price	1,190 million yen
Appraisal Value	1,930 million yen (appraiser: Japan Real Estate Institute)
NOI Return	6.3%
Return after Depreciation	6.3%
Use District	Restricted industrial district
Lease Term	From September 1, 2001 to August 31, 2021
Name of Tenant	Kajima Leasing Corporation/JA Mitsui Leasing Building, Ltd. (joint tenants)

### ■ Wide area map



### ■ Detailed map



### Characteristics of Location (Note)

- ✓ Location suitable for a large-scale distribution and shipping center that **covers not only Tokyo but also the entire metropolitan area**
- ✓ Location with many large-scale distribution and shipping centers of major distributors and warehouse/offices of various manufacturers, resulting in **convenient access to the point of consumption**
- ✓ **Excellent access** to Higashi Kanto Expressway, national highways that run parallel to it and Keiyo Expressway

(Note) Research by CB Richard Ellis Research Institute

# Acquisition of Narashino Logistics Center (land with leasehold) (2)

## Significance of Acquisition of IIF Narashino Logistics Center (land with leasehold) and Its Effect

### Significance of Acquisition

Favorable opportunity to acquire a prime asset

#### ▶ Favorable acquisition

- Exclusively negotiated closed with no competitor
- Utilizing IIF's unique channel

#### ▶ Prime Asset

- Cash flow with high stability
  - ✓ Land with leasehold of key facilities managed by distributors of major food company (distribution center for major retail stores)
  - ✓ Opportunity to secure stable and long-term earnings with approximately 11.5 years remaining on lease
- Land with expected versatility
  - ✓ High potential for many potential tenants as a distribution center that covers the entire metropolitan area

#### ▶ Helping to improve the earnings capacity

- High NOI (6.3%)
- High yield after depreciation that is unique to land with leasehold with no depreciation expense (6.3%)

### Effect

Improving the dividend and making progress on the property replacement strategy

#### ▶ Improving the dividend

- Profit from lease business on an ongoing basis increases by 37 million yen per period (approx. +470 yen per unit per period)

#### ▶ Making progress on the property replacement strategy

- Expansion of information channels for land with leasehold
- Stimulation of potential needs of land owners by creating transactions of land with leasehold

# Market Environment and Opportunities

	Distribution Centers	Plants and R&D Facilities	Infrastructure Facilities
Market Environment	<ul style="list-style-type: none"> <li>▶ <u>Investors' needs for selling distribution properties remain low</u> <ul style="list-style-type: none"> <li>▶ Financial environment of the distribution property investment market has improved.</li> <li>▶ There are some needs for property replacement.</li> <li>▶ Need to find parties to own land with leasehold in a building lease scheme remain strong</li> </ul> </li> <li>▶ <u>Competitors with motivation to acquire assets remain strong</u> <ul style="list-style-type: none"> <li>▶ New entry from funds and corporations</li> </ul> </li> <li>▶ <u>Clarification of survival of the fittest in the leasing market and trading market</u> <ul style="list-style-type: none"> <li>▶ Selection of locations (good location and high specs) by tenant companies is further promoted</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▶ <u>Interest of corporations in CRE strategy is increasing</u> <ul style="list-style-type: none"> <li>▶ Need for cash in preparation for possible double dip in the economy</li> <li>▶ Profit realization for FY 2009 and 2010 to gain net profit</li> <li>▶ Awareness of asset financing as a complementary financing method is increasing</li> </ul> </li> <li>▶ <u>Need to sell plants and R&amp;D facilities and lease back</u> <ul style="list-style-type: none"> <li>▶ Simultaneous realization of business continuity and realized profit by sale and lease back</li> <li>▶ Meets needs that focus on confidentiality within facilities</li> </ul> </li> <li>▶ <u>Limited number of competitors</u> <ul style="list-style-type: none"> <li>▶ Competitors that are involved in sale and lease back of plants and R&amp;D facilities are limited</li> </ul> </li> <li>▶ <u>Competition with financing method such as borrowing</u></li> </ul>	<ul style="list-style-type: none"> <li>▶ <u>There are still needs for asset financing for infrastructure facilities that owned by private companies</u></li> <li>▶ <u>There are some opportunities to acquire infrastructure facilities from the public sector in the medium and long term</u> <ul style="list-style-type: none"> <li>▶ Continuing consolidation of the quasi-public sector</li> <li>▶ Reduction of expenditures related to public projects</li> </ul> </li> <li>▶ <u>Uncertainty about opportunities to acquire infrastructure facilities as a result of slowing progress of various privatization projects after the political change</u></li> <li>▶ <u>Activities of competitive infrastructure funds to acquire properties are limited</u></li> </ul>
Opportunity	<p>Values of prime assets are stable.</p> <p>Opportunities exist regarding the need for property replacement and the selling needs of owners of land with leasehold</p>	<p>Need for sale and leaseback of core assets as a part of companies' financial strategy, especially opportunities to acquire land with leasehold</p>	<p>Certain opportunities for acquisition of infrastructure facilities (requires a medium- and long-term perspective)</p>

**IIF will focus on plant and R&D facilities, since that segment offers the most opportunities**

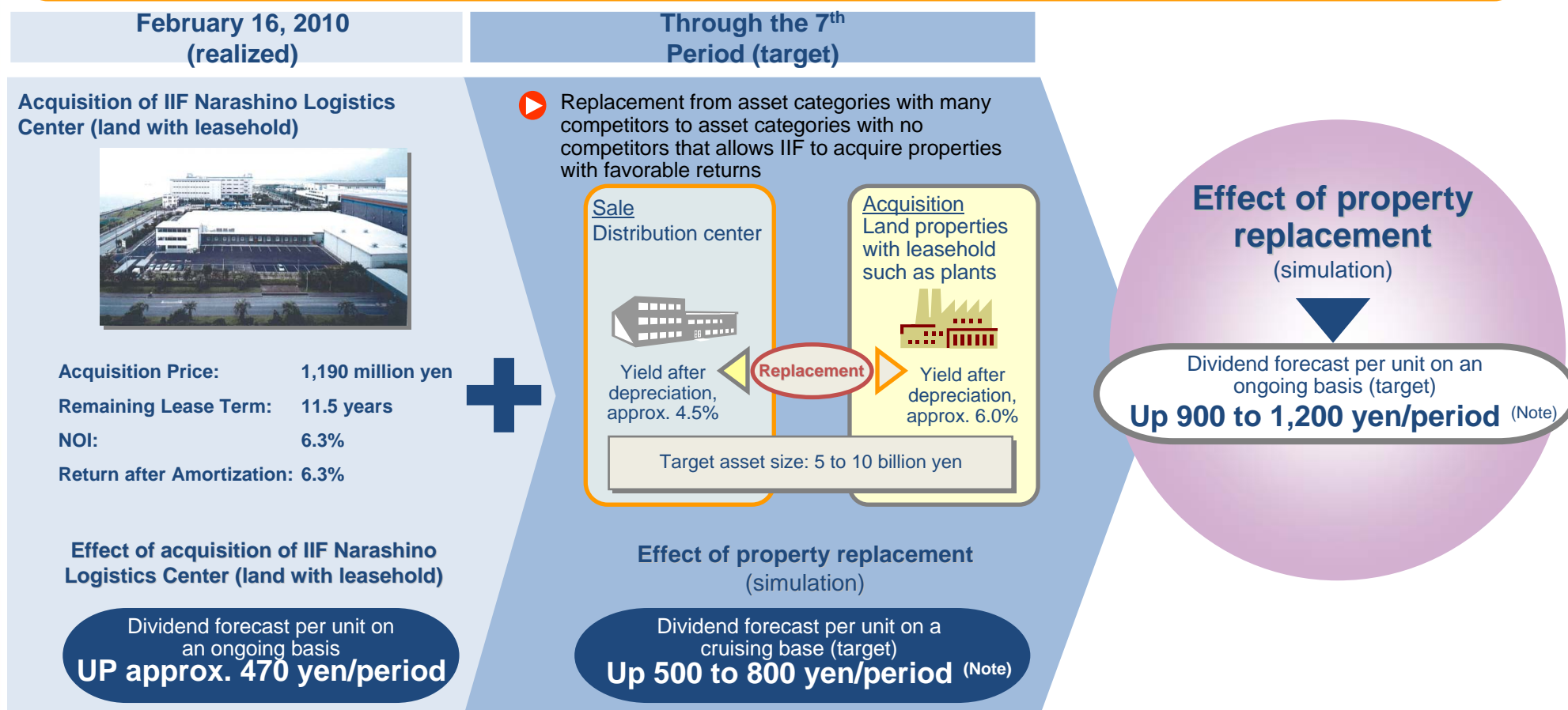
**-IIF will also closely monitor opportunities to acquire distribution centers**

Note: Observations in orange are positive factors in terms of IIF's property acquisition, while those in black are neutral and those in gray are negative factors

# Improving the Dividend by Replacing Properties: Simulation

Investment environment that varies by asset category and existence of favorable opportunities to acquire prime assets

IIF aims to improve the dividend while firmly maintaining stable earnings in the long term by replacement of properties.

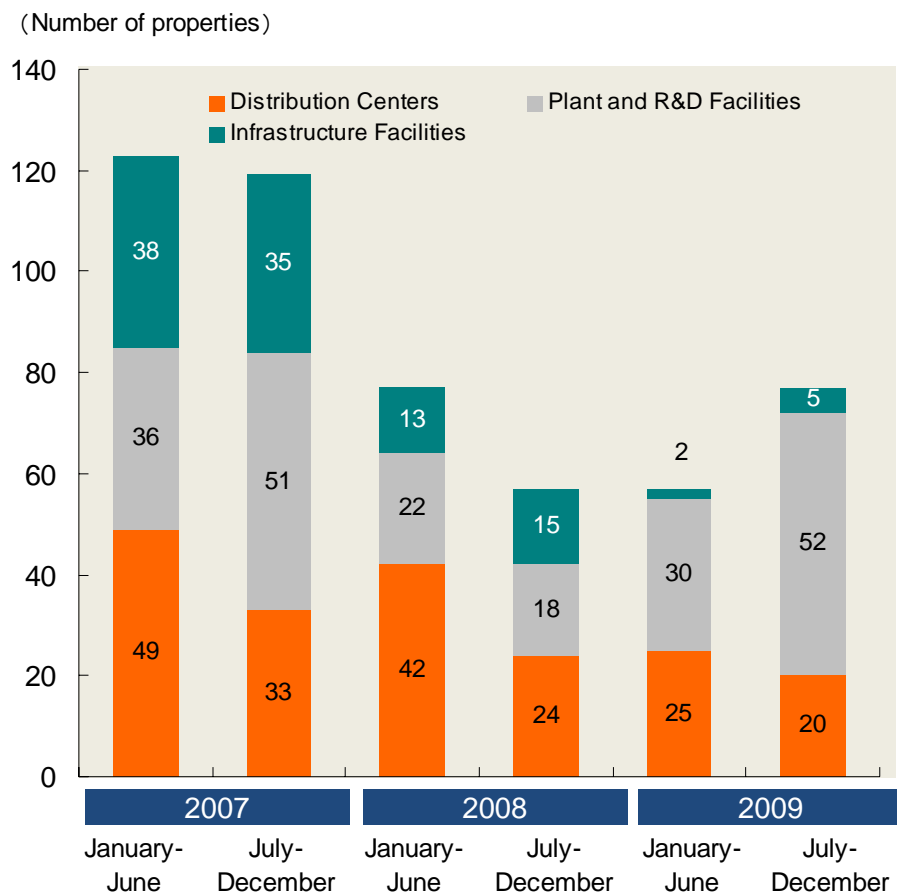


(Note) Property replacement is our target at the moment but has not been determined in specific terms. IIF does not guarantee that the replacement will be achieved as planned. The above-mentioned increases in dividend forecast are simulations based only on the expected increases in profit from the lease income by replacing properties. Actual dividends may vary according to changes in other expenditure items (interest expenses, etc.).

# Status of Properties Under Consideration

**Number of properties considered for acquisition increased in late 2009**

## Number of Properties Under Consideration (Note)



(Note) Properties that were expected to meet IIF's investment criteria and were considered for acquisition

## Trend of Properties Under Consideration

- ▶ **Interest of corporations in moving assets off their balance sheets**
  - ✓ Needs to realized profit
  - ✓ CRE strategy after sale of company housing and plants subsidies
- ▶ **Increase in plants and R&D facilities**
  - ✓ The sense of security that land with leasehold provides is that there is no infringement on confidential information within the facility
  - ✓ Improvement of asset efficiency by leveraging sale and lease back of land
  - ✓ Candidate properties from a wide variety of industries including electronics, construction, textile, printing and food

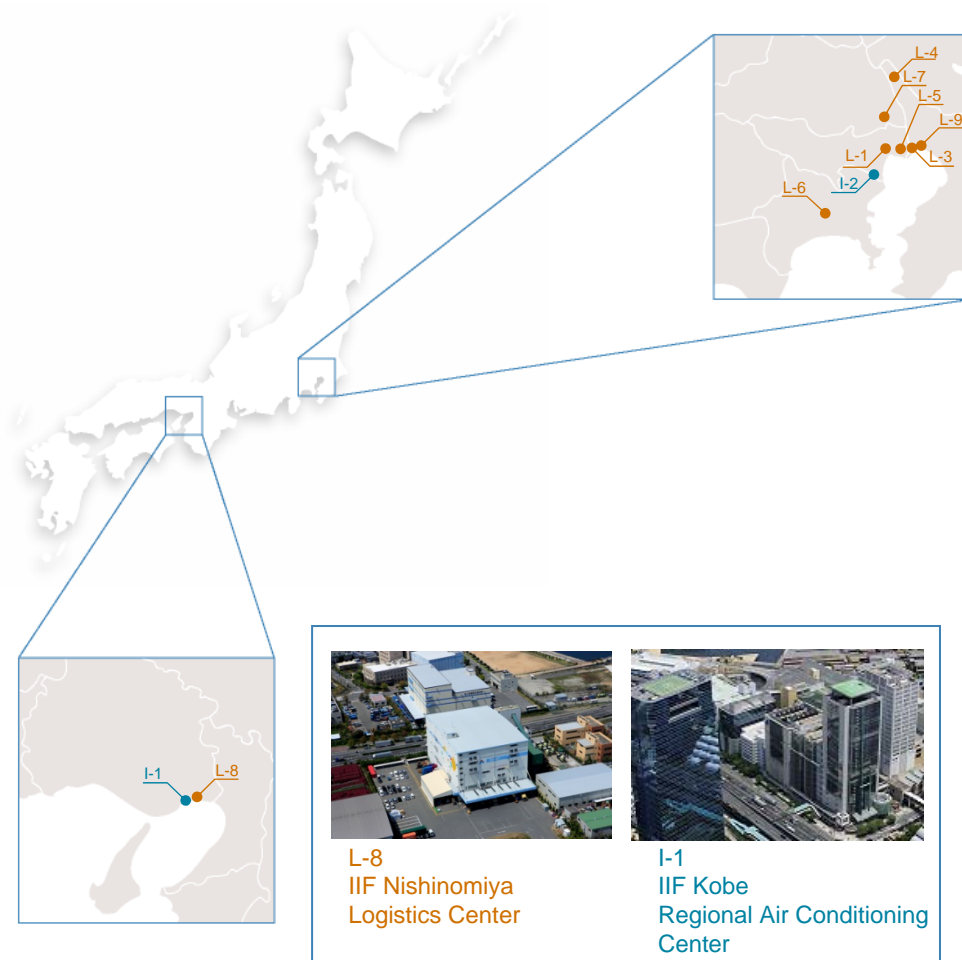
### Accumulated Properties Under Consideration/Total Value

Number of properties that were considered from July 2009 to the end of December, and their value

**77 properties, approx. 310 billion yen**

## 4. Overview of Portfolio

# Portfolio Map (including properties to be acquired)



L-1  
IIF Shinonome  
Logistics Center



L-3  
IIF Funabashi  
Logistics Center



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)  
(Note 1)



I-2  
IIF Haneda Airport  
Maintenance Center

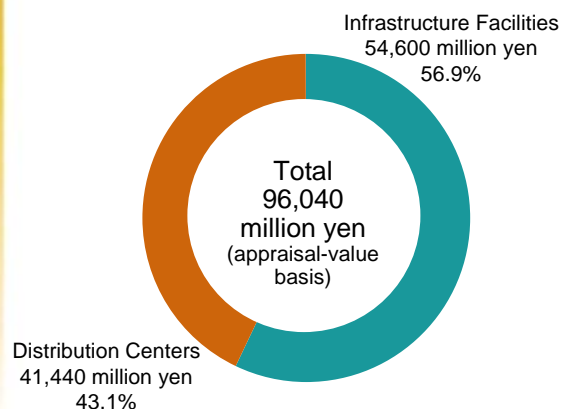


IIF Shinsuna  
Data Center (Note 2)

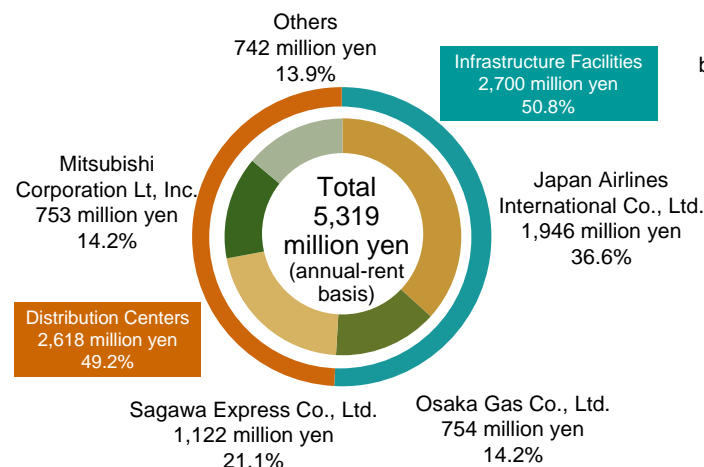
- Notes
1. IIF Narashino Logistics Center is to be acquired in the 6th period. IIF will only acquire the land. The picture includes assets other than those owned by IIF.
  2. IIF Shinsuna Data Center is expected to be acquired in the 7th period or thereafter.

# Diversification of Portfolio (Properties owned as of the end of the 5th period)

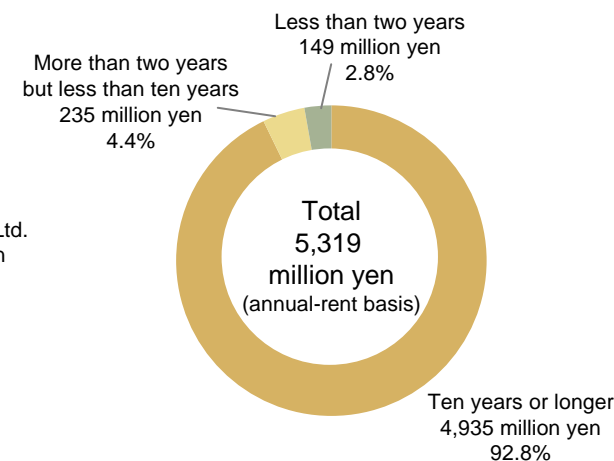
By Asset Category



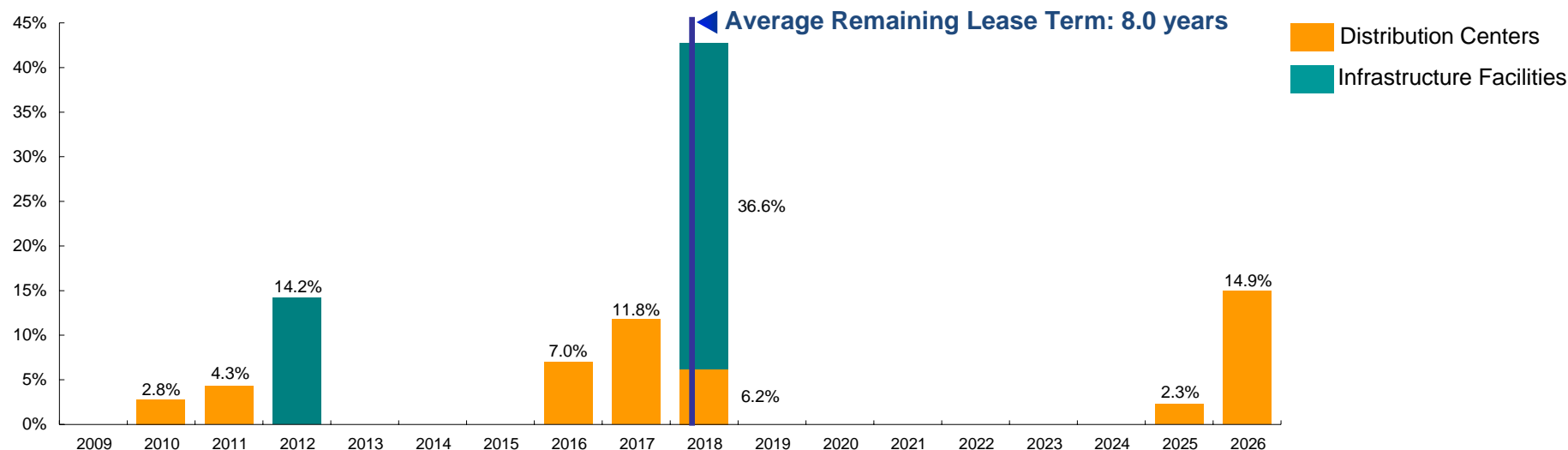
Rent by Tenant (%)



By Lease Period (Contract Term)



Distribution of Contract Expiration Period for Rent Income (Note4)



Notes: 1) Annual Rent is calculated by multiplying the monthly rent of the property indicated in each lease agreement being effective after IIF acquired the property by 12 and rounding the resultant amount to the nearest million (for a property for which multiple lease agreements are signed, the total monthly rent).  
 2) Figures for Contract Lease Term and Annual Rent used are those as of December 31, 2009.  
 3) Figures for Percentage are percentages of the sum of each tenant's annual rent and are rounded to the nearest tenth.  
 4) The base date is December 31, 2009. Also, the average remaining term of lease agreement is calculated on a rent-weighted average basis.

# Portfolio List (1/2) (Properties owned as of the end of the 5th period)

Asset Category	Property Number (Note 2)	Name of Property	Location	Date Completed (Note 2)	Acquisition Price (million yen)		Cap Rate When Acquired (Note 3) (%)	Appraisal Value at the End of Period (million yen) (Note 4)		Total Leasable Area (Note 5) (m2)	Operation Rate (Note 6) (%)	PML (Note 7) (%)
						Percentage (%)			Percentage (%)			
Distribution Center	L-1	IIF Shinonome Logistics Center <sup>(Note 8)</sup>	Koto-ku, Tokyo	February 2006	13,700	13.8	5.3	14,000	14.6	27,493.29	100.0	4.6
	L-3	IIF Funabashi Logistics Center	Funabashi-shi, Chiba	July 2007	9,000	9.1	6.3	9,670	10.1	42,336.00	100.0	5.2
	L-4	IIF Noda Logistics Center	Noda-shi, Chiba	March 2006	6,500	6.6	6.0	6,560	6.8	38,828.10	100.0	0.3
	L-5	IIF Shinsuna Logistics Center	Koto-ku, Tokyo	June 1998	5,300	5.3	5.5	5,540	5.8	5,741.75	100.0	6.4
	L-6	IIF Atsugi Logistics Center	Atsugi-shi, Kanagawa	January 2005	2,100	2.1	6.2	2,140	2.2	10,959.68	100.0	8.7
	L-7	IIF Koshigaya Logistics Center	Koshigaya-shi, Saitama	September 1985	2,000	2.0	6.7	2,100	2.2	10,113.50	100.0	2.6
	L-8	IIF Nishinomiya Logistics Center	Nishinomiya-shi, Hyogo	May 1997	1,300	1.3	7.4	1,430	1.5	10,608.00	100.0	9.1
	Subtotal				39,900	40.3	5.8	41,440	43.1	146,080.32	100.0	-
Infrastructure Facility	I-1	IIF Kobe Regional Air Conditioning Center	Kobe-shi, Hyogo	April 1990	18,100	18.3	3.8	16,300	17.0	11,189.36	97.5	4.2
	I-2	IIF Haneda Airport Maintenance Center	Ohta-ku, Tokyo	June 1993	41,110	41.5	4.7	38,300	39.9	81,995.81	100.0	4.5, 3.2
	Subtotal				59,210	59.7	4.4	54,600	56.9	93,185.17	99.7	-
Portfolio Total					99,110	100.0	5.0	96,040	100.0	239,265.49	99.9	3.0

- Notes: 1) A property number is assigned to each category of properties owned by IIF with these categories being L (Distribution Center) and I (Infrastructure Facility).  
2) The date completed is the year and month when each new property was recorded in the registry book.  
3) The cap rate when acquired is calculated by dividing the net management income used in calculating the price at acquisition by direct reduction approach noted in the appraisal report by the acquisition price and rounding it to the nearest tenth.  
4) The appraisal value at the end of the period is the calculated value as of December 31, 2009.  
5) The total leasable area is the leasable area with regard to the building noted in each leasing agreement.  
6) "Operating rate (percentage of the total leased area to the total leasable area as of December 31, 2009)" is rounded to the nearest tenth.  
7) The PML is at the time of research in June 2009. The PML for IIF Haneda Airport Maintenance Center is the one for M1 and M2.  
8) For the IIF Shinonome Logistics Center, we multiplied the total leasable area indicated in the leasing agreement by 53% (the proportion of quasi-ownership of the trust beneficiary right). Its appraisal value is the appraisal value for 53% of the trust beneficiary right, IIF's quasi-ownership share. The total leasable area is rounded to the nearest hundredth.

# Portfolio List (2/2) (Properties owned as of the end of the 5th period)

## Appraisal Yields (For properties owned as of the end of the 5th period)

Asset Category	Property Number (Note 2)	Name of Property	For the Period Ended December 2009 (5th Period)							(Reference) For the Period Ended June 2009 (4th Period)				
			Book Value (million yen)	Appraisal Value as of the End of Period (million yen)			Cap Rate by Direct Reduction Approach	Discount Rate by DCF Method	Final Cap Rate by DCF Method	Book Value (million yen)	Appraisal Value as of the End of Period (million yen)	Cap Rate by Direct Reduction Approach	Discount Rate by DCF Method	Final Cap Rate by DCF Method
				Appraisal Value	Period-Over-Period	Period-Over-Period (%)								
Distribution Center	L-1	IIF Shinonome Logistics Center <sup>(Note3)</sup>	13,633	14,000	0	0.0%	5.3%	4.9%	5.5%	13,680	14,000	5.3%	4.9%	5.5%
	L-3	IIF Funabashi Logistics Center	8,559	9,670	△ 10	△0.1%	5.7%	5.4%	6.1%	8,675	9,680	5.7%	5.4%	6.1%
	L-4	IIF Noda Logistics Center	6,306	6,560	△ 10	△0.2%	5.9%	5.7%	6.1%	6,365	6,570	5.9%	5.7%	6.1%
	L-5	IIF Shinsuna Logistics Center	5,345	5,540	△ 10	△0.2%	5.2%	5.0%	5.1%	5,356	5,550	5.2%	5.0%	5.1%
	L-6	IIF Atsugi Logistics Center	1,985	2,140	0	0.0%	6.1%	5.6%	6.4%	2,017	2,140	6.1%	5.6%	6.4%
	L-7	IIF Koshigaya Logistics Center	1,954	2,100	0	0.0%	6.1%	5.8%	6.2%	1,971	2,100	6.1%	5.8%	6.2%
	L-8	IIF Nishinomiya Logistics Center	1,274	1,430	0	0.0%	6.3%	6.0%	6.5%	1,286	1,430	6.3%	6.0%	6.5%
	Subtotal		39,059	41,440	△ 30	△0.1%	-	-	-	39,352	41,470	-	-	-
Infrastructure Facility	I-1	IIF Kobe Regional Air Conditioning Center	18,200	16,300	△ 300	△1.8%	4.6%	3.7%	4.6%	18,321	16,600	4.5%	3.7%	4.5%
	I-2	IIF Haneda Airport Maintenance Center	42,087	38,300	0	0.0%	4.7%	3.9%	5.2%	42,349	38,300	4.7%	3.9%	5.2%
	Subtotal		60,288	54,600	△ 300	△0.5%	-	-	-	60,671	54,900	-	-	-
Portfolio Total			99,347	96,040	△ 330	△0.3%	-	-	-	100,023	96,370	-	-	-

Notes: 1) The appraisal value as of the end of period, cap rate by direct reduction approach, discount rate by DCF method and final cap rate by DCF method are based on the appraisals by real-estate appraisers (Japan Real Estate Institute and CB Richard Ellis).

2) A property number is assigned to each category of properties owned by IIF with categories being L (Distribution Center) and I (Infrastructure Facility).

3) The appraisal value as of the end of period for IIF Shinonome Logistics Center is the appraisal value for 53% of the trust beneficiary right, IIF's quasi-ownership share.

## Reference: Property Planned to be Acquired in the Period Ending June 2010 (6th Period)

Asset Category	Property Number	Name of Property (To be acquired)	For the Period Ended December 2009 (5th Period)						
			Estimated Acquisition Price (million yen)	Appraisal Value as of the End of Period (million yen)			Cap Rate by Direct Reduction Approach	Discount Rate by DCF Method	Final Cap Rate by DCF Method
				Appraisal Value	Period-Over-Period	Period-Over-Period (%)			
Distribution Center	L-9	IIF Narashino Logistics Center (land with leasehold)	1,190	1,930	-	-	(Note4)	5.5%	(Note5)

(Note 4) Since the direct capitalization approach is not used in evaluation by the appraiser, only the value by DCF is listed.

(Note 5) Since restoration to raw land after the expiration of the tenure is assumed based on the commercial leasing agreement, final cap rate is not used.

## Reference: Property Planned to be Acquired in the Period Ending December 2010 (7th Period) and after

Asset Category	Property Number	Name of Property (To be acquired)	For the Period Ended December 2009 (5th Period)							(Reference) For the Period Ended June 2009 (4th Period)			
			Estimated Acquisition Price (million yen)	Appraisal Value as of the End of Period (million yen)			Cap Rate by Direct Reduction Approach	Discount Rate by DCF Method	Final Cap Rate by DCF Method	Appraisal Value as of the End of Period (million yen)	Cap Rate by Direct Reduction Approach	Discount Rate by DCF Method	Final Cap Rate by DCF Method
				Appraisal Value	Period-Over-Period	Period-Over-Period (%)							
Infrastructure Facility	-	IIF Shinsuna Data Center	15,100	15,800	100	0.6%	5.7%	5.1%	6.1%	15,700	5.7%	5.1%	6.1%






Note: We are currently discussing with the seller (SPC in which Mitsubishi Corporation invested as an anonymous association) the timing at which to acquire the IIF Shinsuna Data Center

# Trend of Tenants of Properties Owned (1)

Name of Tenant	Trend of Property
<p><b>Sagawa Express Co., Ltd.</b></p> <p>The company engages in the delivery business (express delivery, cool express delivery, mail express delivery) as a member of the SG Holdings Group. Sales: No.5 in the logistics industry (Note)</p>	<div data-bbox="719 384 1384 619"> <p><b>L-1 IIF Shinonome Logistics Center</b> <span>Distribution center</span></p>  <ul style="list-style-type: none"> <li>• One of the four cargo transfer points in Japan</li> <li>• Training facility of the company within the site</li> <li>• Pieces of cargo handled in a day: 400,000</li> </ul> <p>(Reference: equivalent to the total pieces of cargo handled in a day in Niigata, Nagano and three prefectures in the Hokuriku area)</p> </div> <div data-bbox="1395 384 2080 619"> <p><b>L-5 IIF Shinsuna Logistics Center</b> <span>Distribution center</span></p>  <ul style="list-style-type: none"> <li>• Distribution center in the Taito Ward area</li> <li>• Pieces of cargo handled in a day: approx. 70,000</li> </ul> </div>
<p><b>Sagawa Global Logistics Co., Ltd.</b></p> <p>The company engages in the logistics business (3PL) as a member of the SG Holdings Group.</p>	<div data-bbox="719 655 2080 887"> <p><b>L-3 IIF Funabashi Logistics Center</b> <span>Distribution center</span></p>  <ul style="list-style-type: none"> <li>• Mail order center for a major apparel company and delivery to individual consumers nationwide</li> <li>• Full-capacity operation due to good performance of cargo owners</li> <li>• Expansion of work space due to increase in handled cargoes by leasing some space from one of the tenants, Mitsubishi Corporation LT, Inc.</li> </ul> </div>
<p><b>Mitsubishi Electric Logistics Corporation</b></p> <p>The company is a logistics company in the Mitsubishi Electric Group Sales: No. 25 in the logistics industry (Note)</p>	<div data-bbox="719 911 2080 1142"> <p><b>L-4 IIF Noda Logistics Center</b> <span>Distribution center</span></p>  <ul style="list-style-type: none"> <li>• One of the distribution centers in the metropolitan area that covers a large area of the Kita Kanto region</li> <li>• Good cargo movement for products (LCD TVs, large-size refrigerators, etc.) covered by the Eco Point system</li> </ul> </div>
<p><b>Suzuyo Corporation</b></p> <p>The company is a logistics company under the umbrella of Suzuyo Holdings. The company engages in various businesses mainly in Shizuoka. Sales: No. 19 in the logistics industry (Note)</p>	<div data-bbox="719 1166 2080 1398"> <p><b>L-8 IIF Nishinomiya Logistics Center</b> <span>Distribution center</span></p>  <ul style="list-style-type: none"> <li>• Key center for the company in the Kansai area One of the centers that needs focused enhancement</li> <li>• Delivery to individual consumers nationwide as a distribution center for mail order businesses of livingware manufacturers</li> </ul> </div>

Note: Ranking is extracted from LOGI-BIZ (February 2010)

# Trend of Tenants of Properties Owned (2)

Name of Tenant	Trend of Property
<b>Logione Co., Ltd.</b> The company is a logistics company in the Daiei Group (fully owned by Daiei)	<div> <b>L-7 IIF Koshigaya Logistics Center</b> <span>Distribution center</span> </div> <div>  <ul style="list-style-type: none"> <li>• Delivery to 41 Daiei stores and others in Chiba, Tokyo and Saitama</li> <li>• Good cargo movement for low-priced products such as PB products including food</li> </ul> </div>
<b>Mitsubishi Corporation LT, Inc.</b> The company is a logistics company in the Mitsubishi Corporation Group Sales: No. 84 in the logistics industry (Note)	<div> <b>L-3 IIF Funabashi Logistics Center</b> <span>Distribution center</span> </div> <div>  </div> <div> <b>L-4 IIF Noda Logistics Center</b> <span>Distribution center</span> </div> <div>  </div> <div> <b>L-6 IIF Atsugi Logistics Center</b> <span>Distribution center</span> </div> <div>  </div> <div> <ul style="list-style-type: none"> <li>• Positioned as important centers in the company's logistics strategy</li> <li>• Key center of the company's logistics operation in the metropolitan area, utilization of the sites for lease business</li> </ul> </div>
<b>Osaka Gas Co., Ltd.</b> The company is the number two utility gas company in the industry.	<div> <b>I-1 IIF Kobe Regional Air Conditioning Center</b> <span>Infrastructure facility</span> </div> <div>  <ul style="list-style-type: none"> <li>• Facility to supply heat to the Kobe Harborland area (22.6 ha, total floor area: 577,801 m<sup>2</sup>)</li> <li>• Plan to open in July 2010 a bathing and accommodation facility in adjacent Promena Kobe by Manyo Club Co., Ltd.</li> <li>• Development in the surrounding area of Harborland: construction of 15-story condominium by Daikyo on the land formerly owned by Urban Renaissance Agency starting from October 2009</li> </ul> </div>
<b>Japan Airlines International Co., Ltd.</b> No.1 sales in Japan's aviation industry	<div> <b>I-2 IIF Haneda Airport Maintenance Center</b> <span>Infrastructure facility</span> </div> <div>  <ul style="list-style-type: none"> <li>• October 2009: reorganization of the maintenance department and aggregation of staff from the former maintenance area to this center</li> <li>• January 19, 2010: announcement of "Notice Regarding Request to Enterprise Turnaround Initiative Corporation of Japan (ETIC) for Supporting Reorganization and ETIC's Decision to Provide Support and Petition for Bankruptcy Protection under the Corporate Reorganization Act and the Court's Decision to Begin the Proceedings"</li> <li>• Closely watching the trend of restructuring plan development based on the Corporate Reorganization Act</li> <li>• The rent for February was received on time after the bankruptcy announcement.</li> </ul> </div>

(Note) Ranking is extracted from LOGI-BIZ (February 2010)

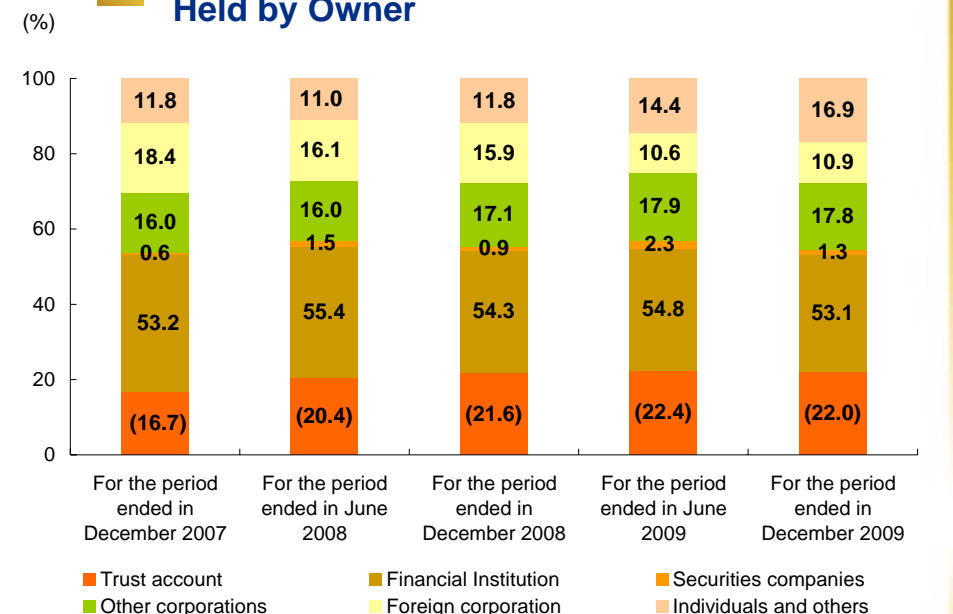
## 5. Investor Analysis

# Analysis of Investors' Attributes

## Top 20 Investors as of December 31, 2009

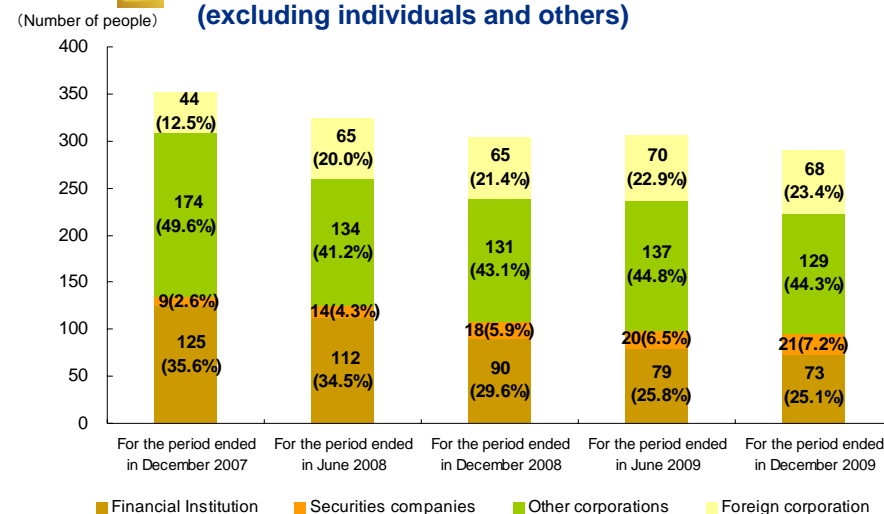
Rank	Name	Number of Units Held	Ownership Ratio (%)
1	Mitsubishi Corporation	9,600	12.14
2	NikkoCiti Trust and Banking (Trust Account)	6,400	8.09
3	Japan Trustee Services Bank, Ltd. (Trust Account)	5,432	6.87
4	UBS AG LONDON JAPAN SEED CAPITAL FUNDING	5,200	6.57
5	Development Bank of Japan Inc.	5,000	6.32
6	North Pacific Bank, Ltd.	3,205	4.05
7	Taiko Bank, Ltd.	1,480	1.87
8	Master Trust Bank of Japan, Ltd. (Trust Account)	1,345	1.70
9	Tokushima Bank, Ltd.	1,333	1.68
10	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	1,319	1.66
11	Trust & Custody Services Bank, Ltd. (Cash in Trust Taxable Account)	1,256	1.58
12	Asahi Fire & Marine Insurance	1,000	1.26
13	Nippon Tosho Fukyu Co., Ltd.	965	1.22
14	Shikoku Bank, Ltd.	850	1.07
15	Nomura Trust and Banking Co., Ltd. (Trust Account)	791	1.00
16	Hokkaido Bank, Ltd.	716	0.90
17	Gifu Bank, Ltd.	651	0.82
18	Aichi Bank, Ltd.	616	0.77
19	American Life Insurance Co. GAL	608	0.76
20	Mitsubishi Corp. - UBS Realty Inc.	600	0.75
Total		48,367	61.19

## Change in Percentage of Investment Units Held by Owner



(Reference)  
Total Number of Investors: 3,431      3,348      3,422      3,985      4,173 (unit: persons)

## Change in Number of Investors by Owner (excluding individuals and others)



# 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)