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# Reference Material for Financial Results for the Period Ended June 2010 (6th Period)

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# Balance Sheet as of June 30, 2010

|   | (thousand yen)                           |                                     |                   |              |
|---|--|-------------------------------------|-------------------|--------------|
|   | Previous Period<br>(As of December 2009) | Current Period<br>(As of June 2010) | Change<br>Amount  | Y/Y<br>(%)   |
| <b>Asset</b>  |  |                                     |                   |              |
| <b>Current Assets</b>                               |  |                                     |                   |              |
| Cash and cash equivalents                           | 2,787,576                                | 7,004,678                           | 4,217,101         |              |
| Cash and deposit in trust                           | 1,200,436                                | 1,030,003                           | △170,433          |              |
| Accrued revenue                                     | 8,862                                    | 139,813                             | 130,951           |              |
| Prepaid expense                                     | 194,931                                  | 196,739                             | 1,808             |              |
| Deferred tax assets                                 | 17                                       | 19                                  | 2                 |              |
| Accrued refunded income taxes                       | 82,414                                   | -                                   | △82,414           |              |
| Other   | 246                                      | 91                                  | △154              |              |
| <b>Total Current Assets</b>                         | <b>4,274,485</b>                         | <b>8,371,347</b>                    | <b>4,096,861</b>  | <b>95.8</b>  |
| <b>Fixed Assets</b>                                 |  |                                     |                   |              |
| <b>Tangible fixed assets</b>                        |  |                                     |                   |              |
| Buildings (net amount)                              | 22,254,026                               | 21,992,091                          | △261,934          |              |
| Land  | -  | 1,215,241                           | 1,215,241         |              |
| Buildings in trust (net amount)                     | 24,504,384                               | 19,475,445                          | △5,028,939        |              |
| Structures in trust (net amount)                    | 355,072                                  | 202,558                             | △152,513          |              |
| Tools, equipment and fixtures in trust (net amount) | 383                                      | 361                                 | △21               |              |
| Land in trust                                       | 32,399,952                               | 33,282,269                          | 882,317           |              |
| <b>Total Tangible Fixed Assets</b>                  | <b>79,513,819</b>                        | <b>76,167,969</b>                   | <b>△3,345,849</b> | <b>△4.2</b>  |
| <b>Intangible Fixed Assets</b>                      |  |                                     |                   |              |
| Leasehold land                                      | 19,833,966                               | 19,833,966                          | -                 |              |
| <b>Total Intangible Fixed Assets</b>                | <b>19,833,966</b>                        | <b>19,833,966</b>                   | <b>-</b>          | <b>0.0</b>   |
| <b>Investments and Other Assets</b>                 |  |                                     |                   |              |
| Deposit and guarantee money paid                    | 10,000                                   | 10,000                              | -                 |              |
| Long-term prepaid expense                           | 162,813                                  | 211,744                             | 48,931            |              |
| <b>Total Investments and Other Assets</b>           | <b>172,813</b>                           | <b>221,744</b>                      | <b>48,931</b>     | <b>28.3</b>  |
| <b>Total Fixed Assets</b>                           | <b>99,520,599</b>                        | <b>96,223,680</b>                   | <b>△3,296,918</b> | <b>△3.3</b>  |
| <b>Deferred Assets</b>                              |  |                                     |                   |              |
| Investment unit delivery expense                    | 51,414                                   | 17,138                              | △34,276           |              |
| Investment corporation bond issue expense           | 22,826                                   | 20,087                              | △2,739            |              |
| <b>Total Deferred Assets</b>                        | <b>74,241</b>                            | <b>37,225</b>                       | <b>△37,015</b>    | <b>△49.9</b> |
| <b>Total Assets</b>                                 | <b>103,869,325</b>                       | <b>104,632,253</b>                  | <b>762,927</b>    | <b>0.7</b>   |

|  | (thousand yen)                           |                                     |                   |              |
|--|--|-------------------------------------|-------------------|--------------|
|  | Previous Period<br>(As of December 2009) | Current Period<br>(As of June 2010) | Change<br>Amount  | Y/Y<br>(%)   |
| <b>Liabilities</b>   |  |                                     |                   |              |
| <b>Current Liabilities</b>   |  |                                     |                   |              |
| Accounts payable - trade   | 2,205                                    | 132,329                             | 130,124           |              |
| Short-term borrowing   | 24,000,000                               | 14,000,000                          | △10,000,000       |              |
| Current portion of long-term borrowing                                   | 15,000,000                               | 15,000,000                          | -                 |              |
| Accrued liabilities  | 188,598                                  | 192,548                             | 3,949             |              |
| Accrued expenses   | 86,323                                   | 81,417                              | △4,906            |              |
| Income taxes payable   | 765                                      | 821                                 | 56                |              |
| Consumption taxes payable  | -  | 284,730                             | 284,730           |              |
| Advance received   | 533,113                                  | 456,853                             | △76,260           |              |
| Other  | 6,322                                    | 7,519                               | 1,196             |              |
| <b>Total Current Liabilities</b>   | <b>39,817,330</b>                        | <b>30,156,220</b>                   | <b>△9,661,110</b> | <b>△24.3</b> |
| <b>Long-term Liabilities</b>   |  |                                     |                   |              |
| Investment corporation bond  | 8,000,000                                | 8,000,000                           | -                 |              |
| Long-term borrowing  | 12,500,000                               | 22,500,000                          | 10,000,000        |              |
| Deposit and guarantee money received                                     | 973,369                                  | 1,015,609                           | 42,240            |              |
| Deposit and guarantee money received in trust                            | 5,109,220                                | 5,033,380                           | △75,840           |              |
| Other  | 122,654                                  | 114,525                             | △8,128            |              |
| <b>Total Long-term Liabilities</b>                                       | <b>26,705,245</b>                        | <b>36,663,516</b>                   | <b>9,958,270</b>  | <b>37.3</b>  |
| <b>Total Liabilities</b>   | <b>66,522,575</b>                        | <b>66,819,736</b>                   | <b>297,160</b>    | <b>0.4</b>   |
| <b>Net Assets</b>  |  |                                     |                   |              |
| <b>Unitholders' Equity</b>   |  |                                     |                   |              |
| Total contribution   | 36,529,370                               | 36,529,370                          | -                 | 0.0          |
| <b>Retained Earnings</b>   |  |                                     |                   |              |
| Unappropriated profit for the period or Unabsorbed Loss (△) for the Year | 817,380                                  | 1,283,146                           | 465,766           |              |
| <b>Total Retained Earnings</b>   | <b>817,380</b>                           | <b>1,283,146</b>                    | <b>465,766</b>    | <b>57.0</b>  |
| <b>Total Unitholders' Equity</b>   | <b>37,346,750</b>                        | <b>37,812,516</b>                   | <b>465,766</b>    | <b>1.2</b>   |
| <b>Total Net Assets</b>  | <b>37,346,750</b>                        | <b>37,812,516</b>                   | <b>465,766</b>    | <b>1.2</b>   |
| <b>Total Liabilities and Net Assets</b>                                  | <b>103,869,325</b>                       | <b>104,632,253</b>                  | <b>762,927</b>    | <b>0.7</b>   |

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

2) The current period (Period ended June 2010) is from January 1, 2010 to June 30, 2010 (period of management: 181 days).

# Income Statement for the Period Ended June 2010

|   | (thousand yen)                           |                                     |                  |             |
|---|--|-------------------------------------|------------------|-------------|
|   | Previous Period<br>(As of December 2009) | Current Period<br>(As of June 2010) | Change<br>Amount | Y/Y<br>(%)  |
| Operating Income  |  |                                     |                  |             |
| Income from lease business  | 3,064,596                                | 2,980,654                           | △83,942          |             |
| Gain on sale of real estate   | -  | 459,734                             | 459,734          |             |
| <b>Total Operating Income</b>   | <b>3,064,596</b>                         | <b>3,440,389</b>                    | <b>375,792</b>   | <b>12.3</b> |
| Operating Expense   |  |                                     |                  |             |
| Expense of lease business   | 1,246,364                                | 1,181,069                           | △65,294          |             |
| Asset management fee  | 314,737                                  | 310,869                             | △3,867           |             |
| Director's fee  | 5,820                                    | 5,820                               | -                |             |
| Asset custody fee   | 5,219                                    | 5,217                               | △1               |             |
| Commission for general administrative work  | 20,772                                   | 21,054                              | 282              |             |
| Other operating expense   | 37,079                                   | 52,379                              | 15,299           |             |
| <b>Total Operating Expense</b>  | <b>1,629,992</b>                         | <b>1,576,409</b>                    | <b>△53,582</b>   | <b>△3.3</b> |
| <b>Operating Profit</b>   | <b>1,434,603</b>                         | <b>1,863,979</b>                    | <b>429,375</b>   | <b>29.9</b> |
| Non-Operating Income  |  |                                     |                  |             |
| Interest income   | 984                                      | 927                                 | △57              |             |
| Interest on refund  | -  | 972                                 | 972              |             |
| Other   | 0  | -                                   | △0               |             |
| <b>Total Non-Operating Income</b>   | <b>984</b>                               | <b>1,899</b>                        | <b>914</b>       | <b>92.9</b> |
| Non-Operating Expense   |  |                                     |                  |             |
| Interest expense  | 261,315                                  | 280,959                             | 19,643           |             |
| Interest on investment corporation bond   | 129,561                                  | 120,689                             | △8,871           |             |
| Amortization of investment corporation bond issue expense                           | 2,739                                    | 2,739                               | -                |             |
| Loan-related expense  | 187,299                                  | 141,700                             | △45,598          |             |
| Amortization of investment unit delivery expense                                    | 34,276                                   | 34,276                              | -                |             |
| Other   | 2,099                                    | 1,363                               | △736             |             |
| <b>Total Non-Operating Expense</b>  | <b>617,290</b>                           | <b>581,727</b>                      | <b>△35,563</b>   | <b>△5.8</b> |
| <b>Ordinary Profit</b>  | <b>818,297</b>                           | <b>1,284,151</b>                    | <b>465,853</b>   | <b>56.9</b> |
| Net income before income taxes  | 818,297                                  | 1,284,151                           | 465,853          | 56.9        |
| Income, inhabitant and enterprise taxes   | 962                                      | 1,006                               | 44               |             |
| Income taxes - deferred   | 2  | △2                                  | △5               |             |
| <b>Total Income Taxes</b>   | <b>965</b>                               | <b>1,004</b>                        | <b>39</b>        | <b>4.1</b>  |
| <b>Net Income</b>   | <b>817,332</b>                           | <b>1,283,146</b>                    | <b>465,814</b>   | <b>57.0</b> |
| Unappropriated retained earnings brought forward                                    | 47                                       | 0                                   | △47              |             |
| <b>Unappropriated profit for the period<br/>or Unabsorbed Loss (△) for the Year</b> | <b>817,380</b>                           | <b>1,283,146</b>                    | <b>465,766</b>   |             |

Notes: 1) The previous period (Period ended December 2009) is from July 1, 2009 to December 31, 2009 (period of management: 184 days).  
2) The current period (Period ended June 2010) is from January 1, 2010 to June 30, 2010 (period of management: 181days).

# Statement of Cash Flow and Statement of Dividend for the Period Ended June 2010

(thousand yen)

|  | Previous Period<br>(As of December 2009) | Current Period<br>(As of June 2010) | Change           |
|--|--|-------------------------------------|------------------|
| <b>Cash flow from operating activities</b>                       |  |                                     |                  |
| Net income before income taxes                                   | 818,297                                  | 1,284,151                           | 465,853          |
| Depreciation and Amortization                                    | 682,267                                  | 623,815                             | △58,451          |
| Amortization of investment corporation bond issue expense        | 2,739                                    | 2,739                               | -                |
| Amortization of investment unit delivery expense                 | 34,276                                   | 34,276                              | -                |
| Interest income  | △984                                     | △927                                | 57               |
| Interest expense   | 390,876                                  | 401,648                             | 10,771           |
| Decrease in trade accounts receivable (△ indicates an increase)  | 144,318                                  | △130,951                            | △275,269         |
| Decrease in accrued consumption taxes (r indicates an increase)  | △82,414                                  | 82,414                              | 164,828          |
| Decrease in prepaid expense (△ indicates an increase)            | 30,518                                   | △1,808                              | △32,326          |
| Decrease in long-term prepaid expense (△ indicates an increase)  | △112,211                                 | △48,931                             | 63,280           |
| Increase in trade accounts payable (△ indicates a decrease)      | △137,867                                 | 130,124                             | 267,991          |
| Increase in other accounts payable (△ indicates a decrease)      | △74                                      | 3,949                               | 4,024            |
| Increase in accrued expenses (△ indicates a decrease)            | 72                                       | △72                                 | △144             |
| Increase in consumption taxes payable (△ indicates a decrease)   | △217,279                                 | 284,730                             | 502,010          |
| Increase in advance received (△ indicates a decrease)            | 52,404                                   | △76,260                             | △128,664         |
| Increase in other long-term liabilities (△ indicates a decrease) | △8,113                                   | △8,128                              | △15              |
| Decrease by sale of tangible fixed asset in trust                | -  | 8,500,995                           | 8,500,995        |
| Other  | △119                                     | 181                                 | 301              |
| <b>Subtotal</b>  | <b>1,596,704</b>                         | <b>11,081,946</b>                   | <b>9,485,241</b> |
| Interest received  | 984                                      | 927                                 | △57              |
| Interest paid  | △394,764                                 | △406,482                            | △11,718          |
| Income taxes paid  | △560                                     | △950                                | △390             |
| <b>Cash flow from operating activities</b>                       | <b>1,202,364</b>                         | <b>10,675,439</b>                   | <b>9,473,075</b> |

(thousand yen)

|   | Previous Period<br>(As of December 2009) | Current Period<br>(As of June 2010) | Change  |
|---|--|-------------------------------------|---------|
| Unappropriated profit for the period    | 817,380                                  | 1,283,146                           | 465,766 |
| Dividend paid                           | 817,379                                  | 1,283,133                           | 465,754 |
| Dividend paid per investment unit (yen) | 10,342                                   | 16,235                              | 5,893   |
| Retained earnings carried forward (yen) | 177                                      | 13,719                              | 13,542  |

(thousand yen)

|  | Previous Period<br>(As of December 2009) | Current Period<br>(As of June 2010) | Change            |
|--|--|-------------------------------------|-------------------|
| <b>Cash flow from investing activities</b>                       |  |                                     |                   |
| Payments for purchase of tangible fixed assets                   | -  | △1,215,241                          | △1,215,241        |
| Payments for purchase of tangible fixed assets in trust          | △7,850                                   | △4,563,719                          | △4,555,869        |
| Proceeds from receiving deposit and guarantee money              | -  | 42,240                              | 42,240            |
| Proceeds from receiving deposit and guarantee money in trust     | -  | 276,150                             | 276,150           |
| Payments for return of deposit and guarantee money paid in trust | -  | △351,990                            | △351,990          |
| <b>Cash flow from investing activities</b>                       | <b>△7,850</b>                            | <b>△5,812,561</b>                   | <b>△5,804,711</b> |
| <b>Cash flow from financing activities</b>                       |  |                                     |                   |
| Proceeds from short-term borrowing                               | -  | 14,000,000                          | 14,000,000        |
| Payments for repayment of short-term borrowing                   | △12,500,000                              | △24,000,000                         | △11,500,000       |
| Proceeds from long-term borrowing                                | 12,500,000                               | 10,000,000                          | △2,500,000        |
| Payments for investment corporation bond issue expense           | △3,150                                   | -                                   | 3,150             |
| Payments of dividends  | △874,346                                 | △816,210                            | 58,136            |
| <b>Cash flow from financing activities</b>                       | <b>△877,496</b>                          | <b>△816,210</b>                     | <b>61,286</b>     |
| Change in cash and cash equivalents (△ indicates a decrease)     | 317,018                                  | 4,046,668                           | 3,729,650         |
| Cash and cash equivalents, beginning of period                   | 3,670,995                                | 3,988,013                           | 317,018           |
| <b>Cash and cash equivalents, end of period</b>                  | <b>3,988,013</b>                         | <b>8,034,682</b>                    | <b>4,046,668</b>  |

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2) The current period (Period ended June 2010) is from January 1, 2010 to June 30, 2010 (period of management: 181 days).

# Income of Each Property

(million yen)

| Account                                       | L1 (Shinonome)  |                | L3 (Funabashi) (Note 3) |                | L4 (Noda)       |                | L5 (Shinsuna)   |                | L6 (Atsugi)     |                | L7 (Koshigaya)  |                |
|---|-----------------|----------------|-------------------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|
|   | 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            | 313                     | 134            | 225             | 225            | 163             | 163            | 74              | 74             | 74              | 74             |
| Other   | -               | 2              | 24                      | 10             | 16              | 15             | -               | -              | 0               | 0              | 0               | 0              |
| <b>Total Income</b>                           | <b>397</b>      | <b>399</b>     | <b>338</b>              | <b>145</b>     | <b>241</b>      | <b>240</b>     | <b>163</b>      | <b>163</b>     | <b>74</b>       | <b>74</b>      | <b>74</b>       | <b>74</b>      |
| Administrative expense                        | 0               | 0              | 7                       | 2              | 6               | 6              | 0               | 0              | 0               | 0              | 0               | 0              |
| Water supply and utilities expense            | -               | -              | 18                      | 9              | 10              | 9              | -               | -              | -               | -              | -               | -              |
| Taxes and Public Dues                         | 29              | 30             | 27                      | 25             | 23              | 23             | 16              | 16             | 6               | 6              | 4               | 4              |
| Maintenance Expense                           | -               | 2              | -                       | -              | -               | 0              | -               | -              | -               | 0              | 0               | 0              |
| Other   | 1               | 1              | 1                       | 0              | 1               | 1              | 1               | 1              | 1               | 1              | 1               | 1              |
| <b>Total Expense</b>                          | <b>31</b>       | <b>35</b>      | <b>54</b>               | <b>37</b>      | <b>41</b>       | <b>40</b>      | <b>18</b>       | <b>18</b>      | <b>8</b>        | <b>8</b>       | <b>7</b>        | <b>6</b>       |
| <b>NOI</b>                                    | <b>365</b>      | <b>364</b>     | <b>283</b>              | <b>108</b>     | <b>200</b>      | <b>199</b>     | <b>144</b>      | <b>144</b>     | <b>66</b>       | <b>66</b>      | <b>67</b>       | <b>67</b>      |
| Depreciation and Amortization                 | 46              | 46             | 116                     | 58             | 58              | 58             | 13              | 13             | 31              | 31             | 17              | 17             |
| <b>Income from real estate lease business</b> | <b>319</b>      | <b>317</b>     | <b>167</b>              | <b>50</b>      | <b>141</b>      | <b>141</b>     | <b>131</b>      | <b>131</b>     | <b>34</b>       | <b>34</b>      | <b>49</b>       | <b>49</b>      |
| Deposit                                       | 1,457           | 1,457          | 313                     | -              | 225             | 225            | 84              | 84             | 74              | 74             | 22              | 22             |
| Guarantee money                               | -               | -              | -                       | -              | -               | -              | 347             | 308            | -               | -              | -               | -              |
| Deposits received at the end of period        | 1,457           | 1,457          | 313                     | -              | 225             | 225            | 431             | 393            | 74              | 74             | 22              | 22             |

(million yen)

| Account                                       | L8 (Nishinomiya) |                | L9 (Narashino)  |                | F1 (Totsuka)    |                | I1 (Kobe)       |                | I2 (Haneda)     |                | Results as of the end of previous period | Results as of the end of current period |
|---|------------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|--|---|
|   | Previous Period  | Current Period | Previous Period | Current Period | Previous Period | Current Period | Previous Period | Current Period | Previous Period | Current Period |  |   |
| Rent  | 59               | 59             | -               | 30             | -               | 69             | 377             | 377            | 1,335           | 1,342          | 3,021                                    | 2,950                                   |
| Other   | -                | -              | -               | -              | -               | 0              | 1               | 1              | -               | 0              | 42                                       | 30                                      |
| <b>Total Income</b>                           | <b>59</b>        | <b>59</b>      | <b>-</b>        | <b>30</b>      | <b>-</b>        | <b>69</b>      | <b>378</b>      | <b>378</b>     | <b>1,335</b>    | <b>1,342</b>   | <b>3,064</b>                             | <b>2,980</b>                            |
| Administrative expense                        | 0                | 0              | -               | 0              | -               | 0              | 0               | 0              | 1               | 1              | 20                                       | 15                                      |
| Water supply and utilities expense            | -                | -              | -               | -              | -               | -              | 3               | 2              | -               | -              | 32                                       | 20                                      |
| Taxes and Public Dues                         | 8                | 8              | -               | 0              | -               | -              | 13              | 13             | 108             | 108            | 238                                      | 236                                     |
| Maintenance Expense                           | -                | 0              | -               | -              | -               | -              | 1               | 3              | -               | -              | 1  | 7                                       |
| Other   | 1                | 1              | -               | 0              | -               | 0              | 1               | 1              | 259             | 266            | 271                                      | 277                                     |
| <b>Total Expense</b>                          | <b>11</b>        | <b>11</b>      | <b>-</b>        | <b>0</b>       | <b>-</b>        | <b>0</b>       | <b>20</b>       | <b>21</b>      | <b>369</b>      | <b>376</b>     | <b>564</b>                               | <b>557</b>                              |
| <b>NOI</b>                                    | <b>48</b>        | <b>48</b>      | <b>-</b>        | <b>30</b>      | <b>-</b>        | <b>68</b>      | <b>357</b>      | <b>356</b>     | <b>965</b>      | <b>966</b>     | <b>2,500</b>                             | <b>2,423</b>                            |
| Depreciation and Amortization                 | 11               | 11             | -               | -              | -               | -              | 124             | 124            | 261             | 261            | 682                                      | 623                                     |
| <b>Income from real estate lease business</b> | <b>37</b>        | <b>37</b>      | <b>-</b>        | <b>30</b>      | <b>-</b>        | <b>68</b>      | <b>233</b>      | <b>232</b>     | <b>704</b>      | <b>704</b>     | <b>1,818</b>                             | <b>1,799</b>                            |
| Deposit                                       | 89               | 89             | -               | 41             | -               | 276            | 2,493           | 2,493          | 973             | 973            | 5,735                                    | 5,739                                   |
| Guarantee money                               | -                | -              | -               | -              | -               | -              | -               | -              | -               | -              | 347                                      | 308                                     |
| Deposits received at the end of period        | 89               | 89             | -               | 41             | -               | 276            | 2,493           | 2,493          | 973             | 973            | 6,082                                    | 6,048                                   |

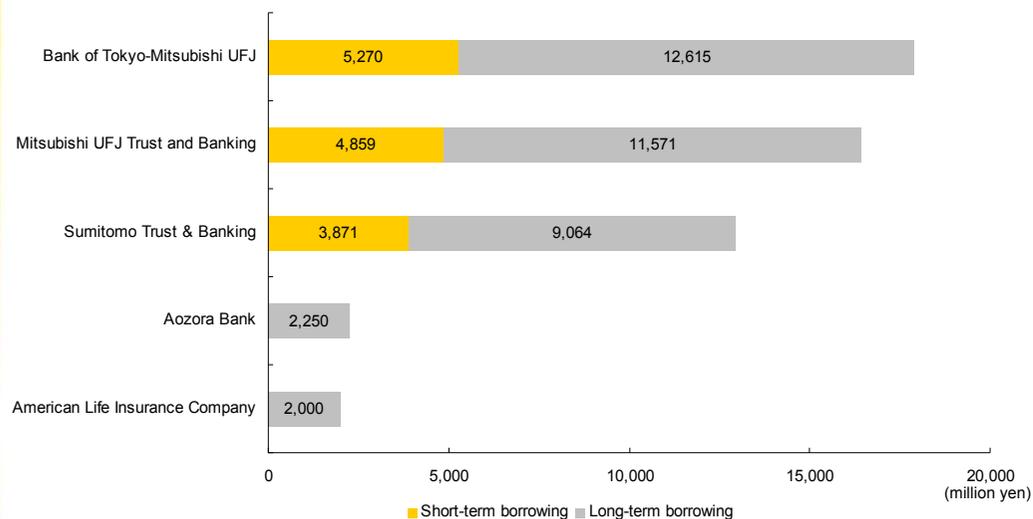
Notes: 1) The previous period (Period ended December 2009) is from July 1, 2009 to December 31, 2009 (period of management: 184 days).

2) The current period (Period ended June 2010) is from January 1, 2010 to June 30, 2010 (period of management: 181 days).

3) The sale contract for this property was signed on March 9, 2010, and the sale was completed on March 19, 2010.

# 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 26, 2010 | The Bank of Tokyo-Mitsubishi UFJ, Ltd.                 | 5,270                            | 0.8                | February 28, 2011 |
|  |                   | Mitsubishi UFJ Trust and Banking Corporation           | 4,859                            |                    |                   |
|  |                   | The Sumitomo Trust and Banking Co., Ltd.               | 3,871                            |                    |                   |
|  | Subtotal          |  | 14,000                           |                    |                   |
| Long-term borrowing                      | October 19, 2007  | The Bank of Tokyo-Mitsubishi UFJ, Ltd.                 | 4,800                            | 0.8                | 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 |
|  | February 26, 2010 | The Bank of Tokyo-Mitsubishi UFJ, Ltd.                 | 3,765                            | 1.2                | February 28, 2013 |
|  |                   | Mitsubishi UFJ Trust and Banking Corporation           | 3,471                            |                    |                   |
| The Sumitomo Trust and Banking Co., Ltd. |                   | 2,764  |                                  |                    |                   |
| Subtotal                                 |                   | 37,500   |                                  |                    |                   |
| 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 February 27, 2010 to August 31, 2010 is 2.953130%.

# Overview of Properties Owned (1)

| Name of Property                | L-1 IIF Shinonome Logistics Center <sup>(Note)</sup>  | L-4 IIF Noda Logistics Center   | L-5 IIF Shinsuna Logistics Center   |
|---------------------------------|---|---|---|
| Photograph                      |    |  |    |
| Location                        | 2-13-32 Shinonome, Koto-ku, Tokyo   | 340-13 Aza Tamedai, Nishi-Sangao, Noda-shi, Chiba                                   | 3-5-15 Shinsuna, Koto-ku, Tokyo   |
| Date of Acquisition             | October 19, 2007  | October 19, 2007  | October 19, 2007  |
| Acquisition Price               | 13,700 million yen  | 6,500 million yen   | 5,300 million yen   |
| Date Completed                  | February 8, 2006  | March 17, 2006  | June 12, 1998   |
| Total Leasable Area             | 51,874.14 m <sup>2</sup>  | 38,828.10 m <sup>2</sup>  | 5,741.75 m <sup>2</sup>   |
| Land Area                       | 30,283.33 m <sup>2</sup>  | 26,551.63 m <sup>2</sup>  | 15,615.00 m <sup>2</sup>  |
| Total Floor Area                | Main building: 34,415.56 m <sup>2</sup><br>Accessory building: Two buildings total = 11.42 m <sup>2</sup>   | 38,828.10 m <sup>2</sup>  | Main building: 5,620.97 m <sup>2</sup><br>Accessory building: 120.78 m <sup>2</sup>   |
| Structure and Number of Stories | Main building: Steel and reinforced concrete structure with deck roof (five stories)<br>Accessory building: Light-gauge steel structure with galvanized sheet iron roofing (one story), two buildings | Iron framed concrete/Steel construction with deck roof (four stories)               | Main building: Steel construction with deck roof and galvanized sheet iron roofing (three stories)<br>Accessory building: Steel construction with deck roof (one story) |
| Tenant                          | Sagawa Express Co., Ltd.  | Mitsubishi Corporation LT, Inc.<br>Mitsubishi Electric Logistics Corporation        | Sagawa Express Co., Ltd.  |

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-6 IIF Atsugi Logistics Center   | L-7 IIF Koshigaya Logistics Center   | L-8 IIF Nishinomiya Logistics Center   |
|---------------------------------|---|--|--|
| Photograph                      |  |         |   |
| Location                        | 6-19 Aza Ikoda, Hase, Atsugi-shi, Kanagawa  | 4-1-1 Ryutsu Danchi, Koshigaya-shi, Saitama  | 1-2 Nishinomiya-hama, Nishinomiya-shi, Hyogo   |
| Date of Acquisition             | October 19, 2007  | October 19, 2007   | October 19, 2007   |
| Acquisition Price               | 2,100 million yen   | 2,000 million yen  | 1,300 million yen  |
| Date Completed                  | January 31, 2005  | September 30, 1985   | May 15, 1997   |
| Total Leasable Area             | 10,959.68 m <sup>2</sup>  | 10,113.50 m <sup>2</sup>   | 10,608.00 m <sup>2</sup>   |
| Land Area                       | 5,648.48 m <sup>2</sup>   | 8,581.86 m <sup>2</sup>  | 9,997.84 m <sup>2</sup>  |
| Total Floor Area                | 10,076.58 m <sup>2</sup>  | 9,688.47 m <sup>2</sup>  | Main building: 10,608.00 m <sup>2</sup><br>Accessory building: 9.00 m <sup>2</sup>   |
| Structure and Number of Stories | Steel construction with galvanized sheet iron roofing (four stories)              | Iron framed concrete/Steel construction with galvanized sheet iron roofing (three stories) | Main building: Steel structure with aluminum sheet roofing (five stories)<br>Accessory building: Steel structure with aluminum sheet roofing (one story) |
| Tenant                          | Mitsubishi Corporation LT, Inc.   | LOGIONE Co., Ltd.  | Suzuyo & Co., Ltd.   |

# Overview of Properties Owned (3)

| Name of Property                | L-9 IIF Narashino Logistics Center (Land with leasehold) <sup>(Note)</sup>        | F-1 IIF Totsuka Technology Center (Land with leasehold) <sup>(Note)</sup>           |
|---------------------------------|---|---|
| Photograph                      |  |  |
| Location                        | 3-34-9 Akanehama, Narashino-shi, Chiba  | 344-1 Aza Uchikune Nase-cho, Totsuka-ku, Yokohama-shi, Kanagawa and other           |
| Date of Acquisition             | February 16, 2010   | March 31, 2010  |
| Acquisition Price               | 1,190 million yen   | 4,500 million yen   |
| Date Completed                  | —   | —   |
| Total Leasable Area             | 19,834.71 m <sup>2</sup> (Lease Contract)   | 31,442.47 m <sup>2</sup> (Lease Contract)   |
| Land Area                       | 19,834.00 m <sup>2</sup> (Register Book)  | 31,442.47 m <sup>2</sup> (Register Book)  |
| Total Floor Area                | —   | —   |
| Structure and Number of Stories | —   | —   |
| Tenant                          | Kajima Leasing Corporation/<br>JA Mitsui Leasing Building, Ltd.                   | Taisei Corporation  |

Note: IIF will only acquire the land, and the above picture includes assets other than those owned by IIF.

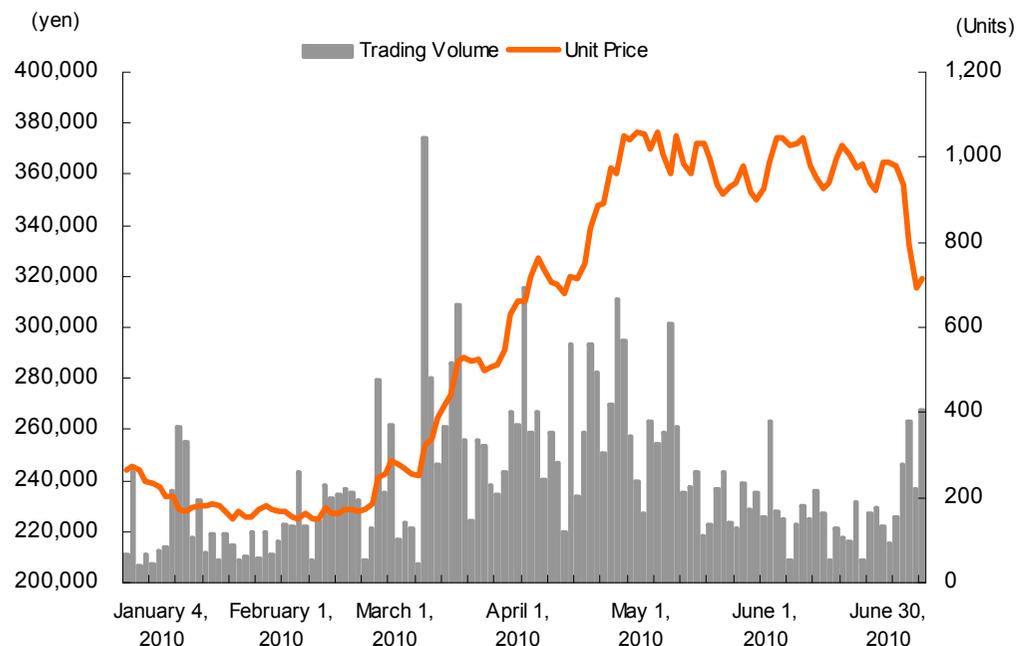
# Overview of Properties Owned (4)

| Name of Property                | I-1 IIF Kobe District Heating and Cooling 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 <sup>2</sup>   | 81,995.81m <sup>2</sup>  |
| Land Area                       | Note: 6,002.21 m <sup>2</sup>  | —  |
| Total Floor Area                | Note: 5,4485.71 m <sup>2</sup>   | M1: (main building) 49,823.52 m <sup>2</sup> (accessory building) 159.81 m <sup>2</sup><br>M2: (main building) 31,940.32 m <sup>2</sup> (accessory building) 72.16 m <sup>2</sup>  |
| Structure and Number of Stories | Entire building: Steel/Steel and reinforced concrete structure with deck roof<br>(19 stories, 3 stories underground) | M1: (main building) Steel structure with galvanized sheet iron roofing (seven stories with one story underground)<br>(accessory buildings) Reinforced concrete structure with deck roof (one story), three buildings<br>M2: (main building) Steel structure with galvanized sheet iron roofing (seven stories with one story underground)<br>(accessory buildings) Reinforced concrete structure with deck roof (one story), two buildings |
| Tenant                          | Osaka Gas Co., Ltd.  | Japan Airlines International Co., Ltd.   |

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

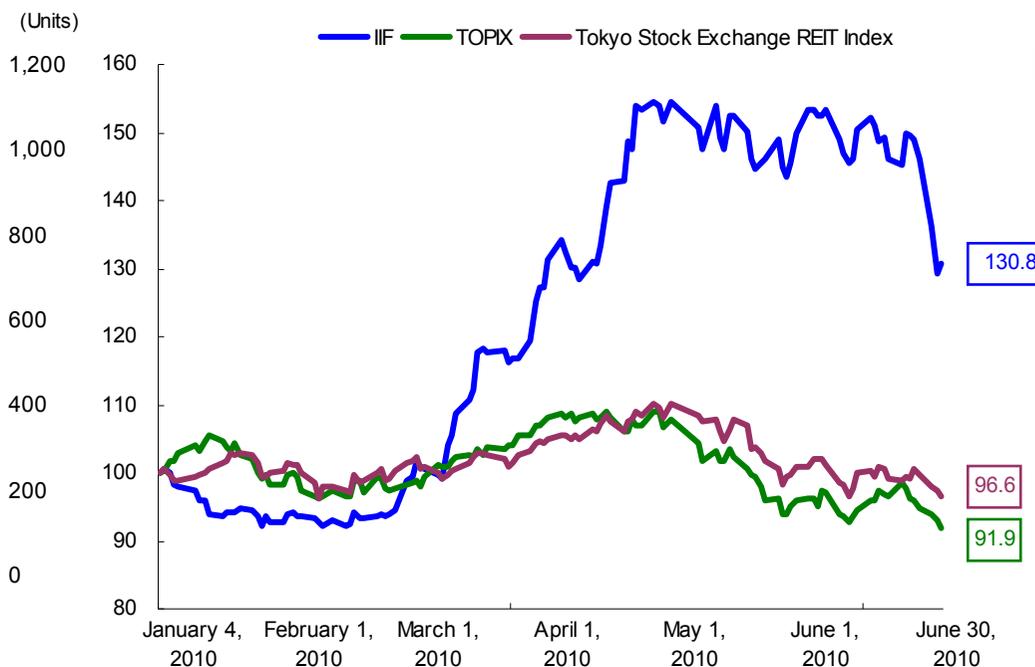
## Unit Price Performance Since the Beginning of the Period (January 4 to June 30, 2010)



|                              |              |  |
|------------------------------|--------------|--|
| Highest price                | 376,500 yen  | (April 26, 2010)                           |
| Lowest price                 | 224,800 yen  | (February 10, 2010)<br>(February 15, 2010) |
| Unit price (simple average)  | 229,914 yen  | (as of June 30, 2010)                      |
| Total trading volume         | 28,650 units | (as of June 30, 2010)                      |
| Average daily trading volume | 237 units    | (as of June 30, 2010)                      |

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 January 4, 2010 was 100.  
Source: Bloomberg

# Overview of Asset Management Company

## Organizational Structure



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

Asset Management Company:  
Number of Directors and Employees 85  
(excluding part-time directors and employees)

Number of licensed persons out of the above

|  |    |
|--|----|
| Licensed Real Estate Agents                                | 29 |
| First-Class Architects                                     | 4  |
| Real Estate Appraisers                                     | 5  |
| Certified Member of Security Analysts Association of Japan | 4  |
| CPAs   | 1  |
| Certified Tax Accountants                                  | 3  |
| MBA's (including US and England)                           | 3  |

Note: As of August 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   | Obtained a license of real-estate transaction manager (license number: Governor of Tokyo (2) Number 79372)  |
| January 25, 2007   | Obtained approval (the required approval for initiating changes in business practice) based on the provisions outlined Paragraph 2 of Article 10 of the Former 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      | Obtained approval (the required approval for initiating changes in business practice) based on the provisions outlined Paragraph 2 of Article 10 of the Former Securities Investment Trust Act.   |
| September 30, 2007 | Registered as financial instruments dealer (registration number: Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403)  |
| March 1, 2010      | Submitted the notification for the running of a subsidiary business, in accordance with Items 4 and 7 in Paragraph 2 of Article 35 of the Financial Instruments and Exchange Act based on the provisions of Paragraph 3 of same article.            |

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 June 30, 2010.

# 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)