

September 7, 2010

**FINANCIAL REPORT
FOR THE TENTH FISCAL PERIOD
(February 1, 2010 – July 31, 2010)**

Japan Logistics Fund, Inc. (JLF) is listed on the Tokyo Stock Exchange with the securities code number 8967. URL: <http://8967.jp/>
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Scheduled date for submission of semiannual securities report: October 25, 2010
 Scheduled date for commencing distribution payments: October 1, 2010

The financial report has been prepared in accordance with Japanese accounting standards and Japanese law. Unless otherwise stated, monetary amounts have been rounded down to eliminate amounts of less than ¥1 million and percentage figures have been rounded to one decimal place.

1. PERFORMANCE FOR THE TENTH FISCAL PERIOD

JLF's Tenth Fiscal Period is the six months from February 1, 2010 to July 31, 2010.

(1) Business Results

| | Operating Revenue | Period-on-Period Change | Operating Income | Period-on-Period Change | Ordinary Income | Period-on-Period Change |
|---------------------|-------------------|-------------------------|------------------|-------------------------|-----------------|-------------------------|
| Tenth Fiscal Period | ¥4,834mn | 5.6% | ¥2,549mn | 8.3% | ¥2,276mn | 7.9% |
| Ninth Fiscal Period | ¥4,576mn | 1.2% | ¥2,353mn | 10.2% | ¥2,108mn | 8.0% |

| | Net Income | Period-on-Period Change | Net Income per Unit | Net Income to Unitholders' Equity | Ordinary Income to Total Assets | Ordinary Income to Operating Revenue |
|---------------------|------------|-------------------------|---------------------|-----------------------------------|---------------------------------|--------------------------------------|
| Tenth Fiscal Period | ¥2,275mn | 8.0% | ¥17,329 | 2.6% | 1.8% | 47.1% |
| Ninth Fiscal Period | ¥2,107mn | 8.0% | ¥17,234 | 2.5% | 1.7% | 46.1% |

(2) Distributions

| | Distribution per Unit (excluding distribution in excess of earnings) | Total Distributions | Distribution in Excess of Earnings per Unit | Total Distributions in Excess of Earnings | Payout Ratio | Distributions to Net Assets |
|---------------------|--|---------------------|---|---|--------------|-----------------------------|
| Tenth Fiscal Period | ¥17,330 | ¥2,275mn | ¥0 | – | 100.0% | 2.5% |
| Ninth Fiscal Period | ¥17,234 | ¥2,107mn | ¥0 | – | 99.9% | 2.5% |

(3) Financial Position

| | Total Assets | Net Assets | Net Assets to Total Assets | Net Assets per Unit |
|---------------------|--------------|------------|----------------------------|---------------------|
| Tenth Fiscal Period | ¥127,652mn | ¥89,721mn | 70.3% | ¥683,335 |
| Ninth Fiscal Period | ¥121,858mn | ¥84,129mn | 69.0% | ¥687,892 |

Reference: Unitholders' equity Tenth Fiscal Period: ¥89,721mn Ninth Fiscal Period: ¥84,129mn

(4) Cash Flows

| | Net Cash Provided by (Used in) Operating Activities | Net Cash Provided by (Used in) Investment Activities | Net Cash Provided by (Used in) Financing Activities | Cash and Cash Equivalents at End of Period |
|---------------------|---|--|---|--|
| Tenth Fiscal Period | ¥2,805mn | (¥9,232mn) | ¥3,304mn | ¥5,783mn |
| Ninth Fiscal Period | ¥3,572mn | (¥288mn) | (¥950mn) | ¥8,906mn |

2. FORECASTS OF RESULTS FOR THE ELEVENTH AND TWELFTH FISCAL PERIODS

JLF's Eleventh Fiscal Period is the six months from August 1, 2010 to January 31, 2011.

JLF's Twelfth Fiscal Period is the six months from February 1, 2011 to July 31, 2011.

| | Operating Revenue | Period-on-Period Change | Operating Income | Period-on-Period Change | Ordinary Income | Period-on-Period Change |
|------------------------|-------------------|-------------------------|------------------|-------------------------|-----------------|-------------------------|
| Eleventh Fiscal Period | ¥5,382mn | 11.3% | ¥2,888mn | 13.3% | ¥2,556mn | 12.3% |
| Twelfth Fiscal Period | ¥5,439mn | 1.1% | ¥2,794mn | (3.3%) | ¥2,488mn | (2.7%) |

| | Net Income | Period-on-Period Change | Distribution per Unit (excluding distribution in excess of earnings) | Distribution in Excess of Earnings per Unit |
|------------------------|------------|-------------------------|---|--|
| Eleventh Fiscal Period | ¥2,555mn | 12.3% | ¥17,200 | ¥0 |
| Twelfth Fiscal Period | ¥2,487mn | (2.7%) | ¥16,800 | ¥0 |

Reference: Estimated net income per unit Eleventh Fiscal Period: ¥17,200 Twelfth Fiscal Period: ¥16,800

3. OTHER

(1) Changes in accounting policies

- (i) Changes accompanying amendments to accounting standards, etc.: No
- (ii) Changes other than (i): No

(2) Number of investment units issued and outstanding

- (i) Number of investment units (including own investment units) issued and outstanding at end of period:
 - Tenth Fiscal Period: 131,300 units
 - Ninth Fiscal Period: 122,300 units
- (ii) Number of own investment units issued and outstanding at end of period:
 - Tenth Fiscal Period: 0 units
 - Ninth Fiscal Period: 0 units

ANNOUNCEMENT OF TENTH FISCAL PERIOD RESULTS

Asset Management Policies and Asset Management Situation

1. Asset Management Policies

As a real estate investment trust (REIT) specializing in logistics centers, Japan Logistics Fund, Inc. (JLF) is committed to achieving sustainable portfolio growth through selective investments in high-quality logistics properties. JLF will manage assets with the view of achieving stable returns over the medium and long term through diversified investments and optimum management.

2. Asset Management Situation

(1) Overview of the Period under Review

JLF's fiscal period under review in this financial report is the Tenth Fiscal Period from February 1, 2010 to July 31, 2010.

(a) Main Developments of JLF

As Japan's first REIT specializing in investments in logistics centers, JLF invests in real estate, etc. that are supplied for use as logistics centers with a focus on those in the Tokyo metropolitan area, Kinki region, Chubu region and Kyushu region. JLF was established on February 22, 2005 under the Law Concerning Investment Trusts and Investment Corporations (Law No. 198 of 1951; including amendments thereto) with Mitsui & Co., Logistics Partners Ltd. as its founder, and was listed on the Tokyo Stock Exchange's REIT section on May 9 of the same year (securities code: 8967).

As of the end of the Tenth Fiscal Period (July 31, 2010), JLF held a total of 27 real estate properties (total acquisition value of ¥125,825 million) and had total assets of ¥127,652 million.

(b) Investment Environment and Asset Management Results

Although the Japanese economy has been gradually recovering, there is growing uncertainty about the future for various reasons including the fading impact of government stimulus measures and the appreciation of the yen and decline in the stock market. Although the business environment for real estate leasing remains harsh, utilization of logistics facilities owned by JLF are stable since a relatively large percentage of the items stored at the facilities are consumer related products such as general goods and food stuff, on which economic conditions are considered to have only a limited impact. Thus, there was only a minor effect on our leasing business for the current fiscal period. On Daito Logistics Center, which is being rebuilt to concentrate several facilities in order to improve lease efficiency and increase leasable floor space, a new warehouse was completed in July 2010, and existing tenant has begun to lease the building. With the completion of the rebuilding, JLF is also working to stabilize earnings from its portfolio through several efforts including lengthening the lease period to 20 years for the existing buildings with annual automatic renewal.

Looking at the trade market for logistics facilities, prices of logistic facilities have fallen only slightly due to the small number of quality facilities up for sale, which has traditionally been the case, and the improvement of the funding environment for sellers. Under these conditions and based on the Development Portfolio Alliance concluded with ProLogis in order to ensure continuing investment opportunities, JLF acquired the Narashino Logistic Center II which is located in a unique area and has stable lease agreements with several top tenants.

(c) Capital Procurement

During the 10th fiscal period, additional investment units were issued in February 2010 in order to raise funds to acquire a property. As a result, the number of issued investment units at the end of the 10th period rose 9,000 to 131,300, and the unitholders' capital increased 5,425 million yen to 87,446 million yen.

As for interest-bearing debt, JLF raised 1,000 million yen through short-term loans from commitment lines in order to acquire the above property. However, the loan was repaid with cash on hand during the 10th period. As a result, the total interest-bearing debt at the end of the 10th period amounted to 30,200 million yen, which translates into an interest-bearing debt ratio* of 25.7%.

In order to create an even firmer financial foundation, JLF renewed the commitment line that were to expire at the end of the 10th period and established new commitment lines (total credit limit of 10 billion yen). In conjunction with the short-term lending limit with the total ceiling of 20 billion yen, JLF is managing finances taking into consideration the health of its balance sheet and on-hand liquidity. Furthermore, JLF has been assigned issuer credit ratings of “AA (outlook: stable)” from Rating and Investment Information, Inc. (R&I) and “A1 (outlook: negative)” from Moody’s Investors Service, Inc. (Moody’s).

* interest-bearing debt ratio = Total Debt / (Total Debt + Total Unitholders’ Equity)

(d) Business Results and Cash Distributions

As a result of the asset management described above, JLF recorded operating revenue of ¥4,834 million, operating income of ¥2,549 million, ordinary income of ¥2,276 million and net income of ¥2,275 million in the Tenth Fiscal Period.

In order to take advantage of a special measure of the tax code (Article 67-15 of the Special Taxation Measures Law) that allows the maximum amount of distribution of earnings to be treated as a tax-deductible expense, JLF decided to distribute to unitholders the full amount of unappropriated retained earnings excluding fractions of the distribution per investment unit that are less than ¥1. Accordingly, JLF declared a distribution per investment unit of ¥17,330.

(2) Outlook for the Next Fiscal Period

JLF’s next fiscal period is the Eleventh Fiscal Period from August 1, 2010 to January 31, 2011.

(a) Recognition of the Environment

The Japanese economy is expected to move toward a self-sustaining recovery driven by domestic demand and supported by improved overseas economies. However, JLF considers it important to continue to pay close attention to future economic developments including (a possible) deterioration in U.S. and European economic conditions, volatility in capital markets, and the impact of deflation.

JLF’s portfolio of properties includes a relatively large percentage of consumer goods, which likely limits the impact of economic fluctuations. JLF has adopted policies to stabilize earnings from the leasing business by improving existing tenant satisfaction for the purpose of promoting continuing use of facilities and by promptly ascertaining the concentration need of tenants who are planning on not renewing their lease in order to concentrate their facilities and ensuring a certain lease period.

As for the trade market for logistic facilities, due to the expansion of the 3PL business and growth in home delivery businesses that specialize in consumer services, there will likely be greater investment opportunities for areas that are near major points of consumption and suited for domestic shipping centers that can meet the need for more efficient logistics. In order to secure investment opportunities for this type of properties with rarity, JLF has adopted a policy of not only making use of pipeline supports from the sponsor companies (Mitsui & Co., Ltd., The Chuo Mitsui Trust and Banking Company, Limited and Kenedix, Inc.) and ProLogis but also gathering asset management companies’ own information on sales.

(b) Future Asset Management Policies and Pending Issues

Under such an investment environment, JLF will conduct asset management in an aim to achieve stable revenue over the medium to long term based on the following policies:

(i) Operational management of portfolio properties

- Renewal of lease contracts

Regarding the renewal of lease contracts, JLF will conduct operational management by adopting leasing to existing tenants for the medium to long term as its basic policy. JLF will also seek to stabilize revenue by regarding switching to long-term lease contracts as another option to consider upon the renewal of lease contracts. When an existing tenant decides to leave a property, JLF will engage in leasing activities with a mind to keep leasing ongoing without interruption in view of maintaining profitability.

Lease contracts for logistics center properties currently held by JLF have an average period of 7.2 years remaining when calculated by a weighted average based on annual contract rent, a figure that indicates JLF can anticipate ongoing stable revenue.

- Strengthening of tenant relations

By maintaining close contacts with existing tenants, JLF will work to increase their overall satisfaction. Specific examples include responding to needs for greater floor area in existing logistics centers, and increasing the functionality and otherwise renovating the logistics centers as appropriate in line with tenant needs and industry trends.

- Appropriate maintenance management of portfolio properties

JLF will perform repairs and renovations on portfolio properties with due heed paid to keeping construction expenses relatively unchanged over time. In addition, by selecting appropriate property management companies to provide efficient maintenance management suited to the characteristics of each property, as well as improving the quality of and standardizing the various procedures of maintenance management at the asset management company, JLF will work to optimize the maintenance management of portfolio properties.

(ii) New property acquisitions

- Sourcing of property information

To avoid price and acquisition competition with rival companies as much as possible, JLF will strive to obtain property information early and promote negotiated transactions by leveraging the extensive networks of Mitsui & Co., Ltd., The Chuo Mitsui Trust and Banking Company, Ltd. and Kenedix, Inc., which are the shareholders of JLF's asset management company. In addition, JLF will endeavor to secure new independent information sourcing channels to establish a framework for acquiring properties at even more favorable terms.

- Specifications of properties for acquisition

In the acquisition of properties, JLF will make investment decisions with weight placed on the location and versatility of facilities, which are essential factors for stable and long-term management of logistics centers. Specifically, as a rule, JLF will avoid acquiring properties that have unique structures and facilities suited only for use by tenants in certain industries. Specifications that satisfy broad logistics demand will be the most important decision-making criterion.

- Diversification of the portfolio

To minimize fluctuations in revenue arising from economic changes, earthquakes and other events that seriously impact specific regions, JLF will acquire properties with geographical diversification of its portfolio in mind. In order to also minimize fluctuations in revenue resulting from tenants leaving properties, JLF will work to build a portfolio that considers for such factors as the degree of dependency on a single tenant, as well as diversification in terms of the industry to which tenants belong and the remaining period of lease contracts with each tenant.

(iii) Financial strategy

In carrying out financial activities by such means as borrowing from financial institutions and increasing capital through public offerings, JLF will give top priority to ensuring sustainable growth of its distribution per investment unit, and will pay heed to maintaining a conservative debt ratio. Regarding financing with interest-bearing liabilities, JLF will seek to diversify funding sources and methods to reduce refinancing risks and will consider the possibility of issuing investment corporation bonds when opportunities arise. Furthermore, regarding tenant leasehold and security deposits, JLF will undertake efficient cash management such as by using it to fund some of the acquisition of properties.

FINANCIAL STATEMENTS

1. Balance Sheets

| | (Unit: thousand yen) | |
|---|---|--|
| | Ninth Fiscal Period (as of January 31, 2010) | Tenth Fiscal Period (as of July 31, 2010) |
| Assets | | |
| Current assets | | |
| Cash and deposits | 7,047,460 | 3,485,189 |
| Cash and deposits in trust | 1,859,108 | 2,298,727 |
| Operating accounts receivable | 37,149 | 37,546 |
| Prepaid expenses | 20,655 | 37,101 |
| Deferred tax assets | 21 | 17 |
| Consumption taxes receivable | — | 372,002 |
| Income taxes receivable | 310 | — |
| Total current assets | 8,964,704 | 6,230,584 |
| Noncurrent assets | | |
| Property, plant and equipment | | |
| Buildings | 6,111,277 | 6,113,402 |
| Accumulated depreciation | (379,258) | (475,748) |
| Buildings, net | 5,732,018 | 5,637,653 |
| Structures | 112,415 | 112,415 |
| Accumulated depreciation | (12,300) | (15,650) |
| Structures, net | 100,114 | 96,765 |
| Land | 6,391,096 | 6,391,096 |
| Buildings in trust | 54,841,180 | 63,068,601 |
| Accumulated depreciation | (6,330,881) | (7,220,800) |
| Buildings in trust, net | 48,510,299 | 55,847,800 |
| Structures in trust | 1,871,845 | 2,088,737 |
| Accumulated depreciation | (343,876) | (393,337) |
| Structures in trust, net | 1,527,969 | 1,695,399 |
| Machinery and equipment in trust | 1,842 | 1,842 |
| Accumulated depreciation | (135) | (204) |
| Machinery and equipment in trust, net | 1,706 | 1,637 |
| Tools, furniture and fixtures in trust | 9,025 | 10,796 |
| Accumulated depreciation | (3,099) | (3,635) |
| Tools, furniture and fixtures in trust, net | 5,925 | 7,160 |
| Land in trust | 49,495,543 | 51,608,476 |
| Construction in progress in trust | 971,422 | — |
| Total property, plant and equipment | 112,736,096 | 121,285,989 |
| Intangible assets | | |
| Other | 357 | 327 |
| Total intangible assets | 357 | 327 |
| Investments and other assets | | |
| Long-term prepaid expenses | 145,823 | 123,321 |
| Guarantee deposits | 10,000 | 10,000 |
| Other | 2,000 | 2,000 |
| Total investments and other assets | 157,823 | 135,321 |
| Total noncurrent assets | 112,894,276 | 121,421,638 |
| Total assets | 121,858,981 | 127,652,222 |

(Unit: thousand yen)

| | Ninth Fiscal Period (as of January 31, 2010) | Tenth Fiscal Period (as of July 31, 2010) |
|--|---|--|
| Liabilities | | |
| Current liabilities | | |
| Operating accounts payable | 204,550 | 203,305 |
| Current portion of long-term loans payable | 3,000,000 | 4,700,000 |
| Distribution payable | 10,557 | 11,193 |
| Accrued expenses | 504,638 | 512,351 |
| Income taxes payable | 658 | 833 |
| Accrued consumption taxes | 178,731 | — |
| Advances received | 768,748 | 855,755 |
| Deposits received | 18,392 | — |
| Total current liabilities | 4,686,276 | 6,283,440 |
| Noncurrent liabilities | | |
| Long-term loans payable | 27,200,000 | 25,500,000 |
| Tenant leasehold and security deposits | 1,666,682 | 1,861,415 |
| Tenant leasehold and security deposits in trust | 4,176,742 | 4,285,373 |
| Total noncurrent liabilities | 33,043,425 | 31,646,789 |
| Total liabilities | 37,729,702 | 37,930,229 |
| Net Assets | | |
| Unitholders' equity | | |
| Unitholders' capital | 82,021,487 | 87,446,543 |
| Surplus | | |
| Unappropriated retained earnings (undisposed loss) | 2,107,791 | 2,275,450 |
| Total surplus | 2,107,791 | 2,275,450 |
| Total unitholders' equity | 84,129,278 | 89,721,993 |
| Total net assets | 84,129,278 | 89,721,993 |
| Total liabilities and net assets | 121,858,981 | 127,652,222 |

2. Statements of Income

(Unit: thousand yen)

| | Ninth Fiscal Period | Tenth Fiscal Period |
|---|----------------------|------------------------|
| | From: August 1, 2009 | From: February 1, 2010 |
| | To: January 31, 2010 | To: July 31, 2010 |
| Operating revenue | | |
| Rent revenue – real estate | 4,474,516 | 4,709,846 |
| Other lease business revenue | 101,674 | 124,858 |
| Total operating revenue | 4,576,191 | 4,834,704 |
| Operating expenses | | |
| Expenses related to rent business | 1,715,864 | 1,817,122 |
| Asset management fee | 358,895 | 371,415 |
| Asset custody fee | 12,076 | 12,649 |
| Administrative service fees | 59,521 | 21,044 |
| Directors' compensations | 5,100 | 5,400 |
| Other operating expenses | 70,745 | 57,622 |
| Total operating expenses | 2,222,203 | 2,285,254 |
| Operating income | 2,353,988 | 2,549,449 |
| Non-operating income | | |
| Interest income | 490 | 486 |
| Interest on securities | 2,994 | 660 |
| Interest on refund | 2,702 | 1,261 |
| Insurance Income | 3,600 | 8,048 |
| Reversal of distribution payable | 626 | 1,612 |
| Other | 1,110 | 1,702 |
| Total non-operating income | 11,524 | 13,771 |
| Non-operating expenses | | |
| Interest expenses | 221,554 | 232,057 |
| Borrowing related expenses | 29,648 | 28,209 |
| Investment unit issuance expenses | — | 25,482 |
| Other | 5,500 | 1,134 |
| Total non-operating expenses | 256,703 | 286,882 |
| Ordinary income | 2,108,809 | 2,276,339 |
| Income before income taxes | 2,108,809 | 2,276,339 |
| Income taxes – current | 1,035 | 958 |
| Income taxes – deferred | (2) | 3 |
| Total income taxes | 1,033 | 962 |
| Net income | 2,107,775 | 2,275,376 |
| Retained earnings brought forward | 16 | 73 |
| Unappropriated retained earnings (undisposed loss) | 2,107,791 | 2,275,450 |

3. Statements of Cash Flows

(Unit: thousand yen)

| | Ninth Fiscal Period | Tenth Fiscal Period |
|---|----------------------|------------------------|
| | From: August 1, 2010 | From: February 1, 2010 |
| | To: January 31, 2010 | To: July 31, 2010 |
| Net cash provided by (used in) operating activities | | |
| Income before income taxes | 2,108,809 | 2,276,339 |
| Depreciation and amortization | 986,698 | 1,040,879 |
| Investment unit issuance expenses | — | 25,482 |
| Interest income | (490) | (489) |
| Interest on securities | (2,994) | (660) |
| Interest expenses | 221,554 | 232,057 |
| Loss on retirement of noncurrent assets | 3,495 | 260 |
| Decrease (increase) in operating accounts receivable | (10,478) | (397) |
| Decrease (increase) in consumption taxes refund receivable | 338,657 | (372,002) |
| Increase (decrease) in accrued consumption taxes | 178,731 | (178,731) |
| Increase (decrease) in operating accounts payable | 72,948 | (56,255) |
| Increase (decrease) in accrued expenses | (119,283) | 3,979 |
| Increase (decrease) in advances received | (2,419) | 87,007 |
| Other, net | (22,935) | (13,948) |
| Subtotal | 3,752,292 | 3,043,522 |
| Interest income received | 3,485 | 1,146 |
| Interest expenses paid | (182,674) | (238,873) |
| Income taxes paid | (885) | (473) |
| Net cash provided by (used in) operating activities | 3,572,218 | 2,805,322 |
| Net cash provided by (used in) investment activities | | |
| Purchase of property, plant and equipment | (24,999) | (550) |
| Purchase of property, plant and equipment in trust | (140,281) | (9,535,443) |
| Proceeds from tenant leasehold and security deposits | — | 220,092 |
| Repayments of tenant leasehold and security deposits | (23,610) | (25,359) |
| Proceeds from tenant leasehold and security deposits in trust | — | 108,630 |
| Repayments of tenant leasehold and security deposits in trust | (100,078) | — |
| Net cash provided by (used in) investment activities | (288,969) | (9,232,629) |
| Net cash provided by (used in) financing activities | | |
| Increase in short-term loans payable | — | 1,000,000 |
| Decrease in short-term loans payable | (8,000,000) | (1,000,000) |
| Proceeds from long-term loans payable | 9,000,000 | — |
| Proceeds from issuance of investment units | — | 5,425,056 |
| Payments for investment unit issuance expenses | — | (14,931) |
| Dividends paid | (1,950,255) | (2,105,469) |
| Net cash provided by (used in) financing activities | (950,255) | 3,304,654 |
| Net increase (decrease) in cash and cash equivalents | 2,332,993 | (3,122,651) |
| Cash and cash equivalents at beginning of period | 6,573,575 | 8,906,568 |
| Cash and cash equivalents at end of period | 8,906,568 | 5,783,916 |

PORTFOLIO INFORMATION I

| No. | Property Name | Location | Year Built | Land Area | Gross Rentable Floor Area | Occupancy Rate | PML |
|---------------------------------------|-----------------------|---------------------|------------------|------------|---------------------------|----------------|------|
| | | | (mm/dd/yy) | (㎡) | (㎡) | (%) | (%) |
| M-1 | Funabashi | Funabashi, Chiba | 10/27/93 | 16,718 | 29,556.79 | 100.0 | 13.0 |
| M-2 | Urayasu | Urayasu, Chiba | 10/08/86 etc. | 19,136 | 9,543.72 | 100.0 | 18.3 |
| M-3 | Hiratsuka | Hiratsuka, Kanagawa | 09/21/90 | 12,795.97 | 11,225.72 | 100.0 | 21.1 |
| M-4 | Shinkiba | Koto-ku, Tokyo | 03/15/93 | 5,798.90 | 10,616.80 | 100.0 | 17.6 |
| M-5 | Urayasu Chidori | Urayasu, Chiba | 01/10/06 | 16,421 | 31,790.42 | 100.0 | 13.8 |
| M-6 | Funabashi Nishiura | Funabashi, Chiba | 01/24/06 | 18,192.07 | 35,134.44 | 100.0 | 7.1 |
| M-7 | Funabashi Nishiura II | Funabashi, Chiba | 12/26/85 etc. | 39,686 | 73,859.32 | 100.0 | 11.5 |
| M-8 | Kawasaki | Kawasaki, Kanagawa | 07/14/89 | 21,622.41 | 41,630.54 | 100.0 | 14.6 |
| M-9 | Narashino | Narashino, Chiba | 10/05/05 | 14,027.60 | 2,442.87 | 100.0 | 11.3 |
| M-10 | Yokosuka | Yokosuka, Kanagawa | 07/31/90 | 11,790.09 | 21,364.11 | 100.0 | 22.0 |
| M-11 | Yachiyo | Yachiyo, Chiba | 04/24/72 etc. | 29,103.38 | 17,689.95 | 74.7 | 9.1 |
| M-12 | Yokohama Fukuura | Yokohama, Kanagawa | 02/25/07 | 20,080.79 | 35,882.64 | 100.0 | 16.3 |
| M-13 | Yachiyo II | Yachiyo, Chiba | 08/24/07 | 17,012.01 | 32,389.70 | 100.0 | 7.6 |
| M-14 | Urayasu Chidori II | Urayasu, Chiba | 01/16/01 | 2,645.34 | 6,192.80 | 100.0 | 13.1 |
| M-15 | Ichikawa | Ichikawa, Chiba | 02/25/08 | 9,801.27 | 18,686.12 | 100.0 | 11.8 |
| M-16 | Shinonome | Koto-ku, Tokyo | 02/08/06 | 14,233.16 | 16,175.31 | 100.0 | 14.4 |
| M-17 | Narashino II | Narashino, Chiba | 01/20/08 | 22,518.00 | 43,208.86 | 100.0 | 11.1 |
| T-1 | Daito | Daito, Osaka | 07/31/89 etc. | 71,837.28 | 92,730.14 | 100.0 | 13.8 |
| T-2 | Osaka Fukuzaki | Osaka, Osaka | 10/28/04 | 16,576.21 | 23,726.80 | 100.0 | 14.1 |
| T-3 | Chubu Haruhi | Kiyosu, Aichi | – | 10,457.02 | 10,457.02 (land area) | 100.0 | – |
| T-4 | Kadoma | Kadoma, Osaka | 03/26/93 | 3,975.60 | 7,293.92 | 100.0 | 13.3 |
| T-5 | Komaki | Komaki, Aichi | 08/05/94 | 11,057.18 | 9,486.45 | 100.0 | 8.7 |
| T-6 | Komaki II | Komaki, Aichi | 03/27/92 etc. | 9,740.44 | 10,708.41 | 100.0 | 8.3 |
| O-1 | Maebashi | Maebashi, Gunma | 02/04/05 | 16,241.43 | 3,455.53 | 100.0 | 9.0 |
| O-2 | Hanyu | Hanyu, Saitama | 10/20/05 | 20,988.43 | 3,518.58 | 100.0 | 11.6 |
| O-3 | Saitama Kisai | Kazo, Saitama | 03/31/07 | 26,530.67 | 24,574.40 | 100.0 | 10.5 |
| O-4 | Kazo | Kazo, Saitama | 03/04/08 | 13,039.17 | 25,130.62 | 100.0 | 9.5 |
| Portfolio Total/Average (Note) | | | | 492,025.42 | 648,471.98 | 99.3 | 10.0 |

Note : The indicated figures (the figures for each property) do not necessarily add up to the total (the figure for the portfolio) due to rounding.

PORTFOLIO INFORMATION II

| No. | Property Name | Acquisition Price | | Appraisal Value at End of Period | DCF Method | | Direct Capitalization Method Cap Rate | Annual Rent | | Number of Tenants |
|-------------------------------|-----------------------|-------------------|-------|----------------------------------|---------------|-------------------|---------------------------------------|---------------|-------|-------------------|
| | | Amount | Share | | Discount Rate | Terminal Cap Rate | | Amount | Share | |
| | | (million yen) | (%) | | (%) | (%) | | (million yen) | (%) | |
| M-1 | Funabashi | 8,675 | 6.9 | 9,300 | 5.2 | 5.5 | – | 871 | 9.2 | 4 |
| M-2 | Urayasu | 2,902 | 2.3 | 4,880 | 5.1 | – | – | 242 | 2.6 | 1 |
| M-3 | Hiratsuka | 1,466 | 1.2 | 2,050 | 5.6 | 6.1 | 5.8 | 150 | 1.6 | 1 |
| M-4 | Shinkiba | 2,454 | 2.0 | 2,970 | 5.0/5.2 | 5.5 | 5.2 | 180 | 1.9 | 1 |
| M-5 | Urayasu Chidori | 6,000 | 4.8 | 9,290 | 4.9/5.1 | 5.2 | 4.9 | 494 | 5.2 | 1 |
| M-6 | Funabashi Nishiura | 5,700 | 4.5 | 7,250 | 5.0/5.2 | 5.4 | 5.1 | 435 | 4.6 | 2 |
| M-7 | Funabashi Nishiura II | 9,330 | 7.4 | 11,900 | 5.0/5.2 | 5.8 | 5.5 | 780 | 8.2 | 1 |
| M-8 | Kawasaki | 10,905 | 8.7 | 13,000 | 5.1 | 5.3 | 5.0 | N/A | N/A | 1 |
| M-9 | Narashino | 1,690 | 1.3 | 2,060 | 5.5 | 5.5 | 5.2 | 121 | 1.3 | 1 |
| M-10 | Yokosuka | 3,305 | 2.6 | 4,210 | 5.7 | 6.3 | 6.0 | 296 | 3.1 | 1 |
| M-11 | Yachiyo | 2,266 | 1.8 | 1,880 | 5.6 | 6.1 | 5.8 | 126 | 1.3 | 1 |
| M-12 | Yokohama Fukuura | 9,800 | 7.8 | 10,400 | 5.5 | 5.6 | 5.3 | N/A | N/A | 4 |
| M-13 | Yachiyo II | 5,300 | 4.2 | 6,200 | 5.2/5.4 | 5.8 | 5.5 | 387 | 4.1 | 1 |
| M-14 | Urayasu Chidori II | 1,640 | 1.3 | 1,660 | 5.2 | 5.3 | 5.0 | N/A | N/A | 1 |
| M-15 | Ichikawa | 4,550 | 3.6 | 4,660 | 5.2/5.3 | 5.3 | 5.0 | N/A | N/A | 1 |
| M-16 | Shinonome | 11,800 | 9.4 | 12,200 | 5.3 | 5.4 | 5.1 | 705 | 7.4 | 1 |
| M-17 | Narashino II | 7,875 | 6.3 | 8,370 | 5.3/5.4 | 5.5 | 5.2 | N/A | N/A | 3 |
| T-1 | Daito | 9,762 | 7.8 | 16,300 | 5.6 | 5.7 | 5.4 | N/A | N/A | 1 |
| T-2 | Osaka Fukuzaki | 4,096 | 3.3 | 5,200 | 5.5 | 5.6 | 5.3 | 326 | 3.4 | 1 |
| T-3 | Chubu Haruhi | 685 | 0.5 | 779 | 5.4 | 5.7 | – | 33 | 0.4 | 1 |
| T-4 | Kadoma | 989 | 0.8 | 1,160 | 5.6 | 5.7 | 5.4 | N/A | N/A | 1 |
| T-5 | Komaki | 2,100 | 1.7 | 1,890 | 5.4/5.6 | 5.7 | 5.4 | N/A | N/A | 1 |
| T-6 | Komaki II | 1,800 | 1.4 | 1,780 | 5.5 | 5.7 | 5.4 | 123 | 1.3 | 1 |
| O-1 | Maebashi | 1,230 | 1.0 | 1,360 | 5.8 | 5.8 | 5.5 | 87 | 0.9 | 1 |
| O-2 | Hanyu | 1,705 | 1.4 | 1,870 | 5.8 | 5.9 | 5.6 | 118 | 1.3 | 1 |
| O-3 | Saitama Kisai | 4,010 | 3.2 | 4,140 | 5.6/5.7 | 5.9 | 5.6 | N/A | N/A | 2 |
| O-4 | Kazo | 3,790 | 3.0 | 3,760 | 5.6 | 5.7 | 5.4 | 248 | 2.6 | 1 |
| Portfolio Total (Note) | | 125,825 | 100.0 | 150,519 | | | | 9,470 | 100.0 | 37 |

Note : The indicated figures (the figures for each property) do not necessarily add up to the total (the figure for the portfolio) due to rounding.

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