

REIT Financial Report for the 13th Fiscal Period Ended January 31, 2012

March 5, 2012

Name of REIT issuer: Japan Logistics Fund, Inc.
 Code number: 8967
 Representative: Reiji Fujita, Executive Director

Stock exchange listing: Tokyo Stock Exchange
 URL: <http://8967.jp/eng>

Name of asset management company: Mitsui & Co., Logistics Partners Ltd.
 Representative: Reiji Fujita, President, CEO
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 Scheduled date for submission of Securities Report: April 25, 2012
 Scheduled date for commencing dividend payments: April 3, 2012

(Figures are rounded down to the nearest million yen)

1. Performance for the 13th Fiscal Period (August 1, 2011 to January 31, 2012)

(1) Operating Results

(% represents change from the previous period)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
13 th Fiscal Period	5,561	0.6	2,877	-2.6	2,596	-2.7	2,595	9.7
12 th Fiscal Period	5,525	1.7	2,953	2.0	2,667	2.8	2,366	-8.8

	Net Income per Unit	Net Income to Net Assets	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
	Yen	%	%	%
13 th Fiscal Period	17,538	2.6	1.8	46.7
12 th Fiscal Period	15,991	2.4	1.8	48.3

(2) Dividends

	Dividends per Unit (excluding distributions in excess of earnings)	Total Dividends	Distributions in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distributions to Net Assets
	Yen	Millions of yen	Yen	Millions of yen	%	%
13 th Fiscal Period	17,538	2,595	0	0	99.9	2.6
12 th Fiscal Period	15,991	2,366	0	0	99.9	2.4

(Note) Payout Ratio = Total Dividends/Net Income x 100 (figures are rounded down to the nearest decimal place)

(3) Financial Position

	Total Assets	Net Assets	Net Assets to Total Assets	Net Assets per Unit
	Millions of yen	Millions of yen	%	Yen
As of				
January 31, 2012	144,759	100,155	69.2	676,727
July 31, 2011	144,853	99,926	69.0	675,179

(Reference) Unitholders' equity 13th Fiscal Period: ¥100,155 million 12th Fiscal Period: ¥99,926 million

(4) Cash Flows

	Net Cash Provided by (Used in) Operating Activities	Net Cash Provided by (Used in) Investing Activities	Net Cash Provided by (Used in) Financing Activities	Cash and Cash Equivalents at End of Period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
13 th Fiscal Period	3,777	-481	2,366	8,672
12 th Fiscal Period	4,138	-1,035	-2,599	7,743

2. Forecasts for the 14th Fiscal Period (February 1, 2012 to July 31, 2012) and the 15th Fiscal Period (August 1, 2012 to January 31, 2013)

(% represents change from the previous period)

Fiscal period ending	Operating Revenue		Operating Income		Ordinary Income		Net Income		Dividends per Unit (excluding distributions in excess of earnings)	Distributions in Excess of Earnings per Unit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen	
July 31, 2012	5,611	0.9	2,872	0.2	2,577	0.7	2,576	0.7	17,400	0	
January 31, 2013	5,621	0.2	2,828	-1.5	2,518	-2.3	2,517	-2.3	17,000	0	
(Reference) Forecast for net income per unit		14 th Fiscal Period: ¥17,400				15 th Fiscal Period: ¥17,000					

3. Other

(1) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements after error corrections

- (i) Changes in accounting policies due to revisions to accounting standards None
- (ii) Changes in accounting policies other than (i) None
- (iii) Changes in accounting estimates None
- (iv) Restatement of prior period financial statements after error corrections None

(2) Number of investment units issued and outstanding

- (i) Number of investment units (including treasury investment units) issued and outstanding at end of period

13 th Fiscal Period:	148,000 units	12 th Fiscal Period:	148,000 units
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- (ii) Number of treasury investment units issued and outstanding at end of period

13 th Fiscal Period:	0 unit	12 th Fiscal Period:	0 unit
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(Note) For the number of investment units serving as the basis of calculation of net income per unit, please refer to "Per unit information" on page 22.

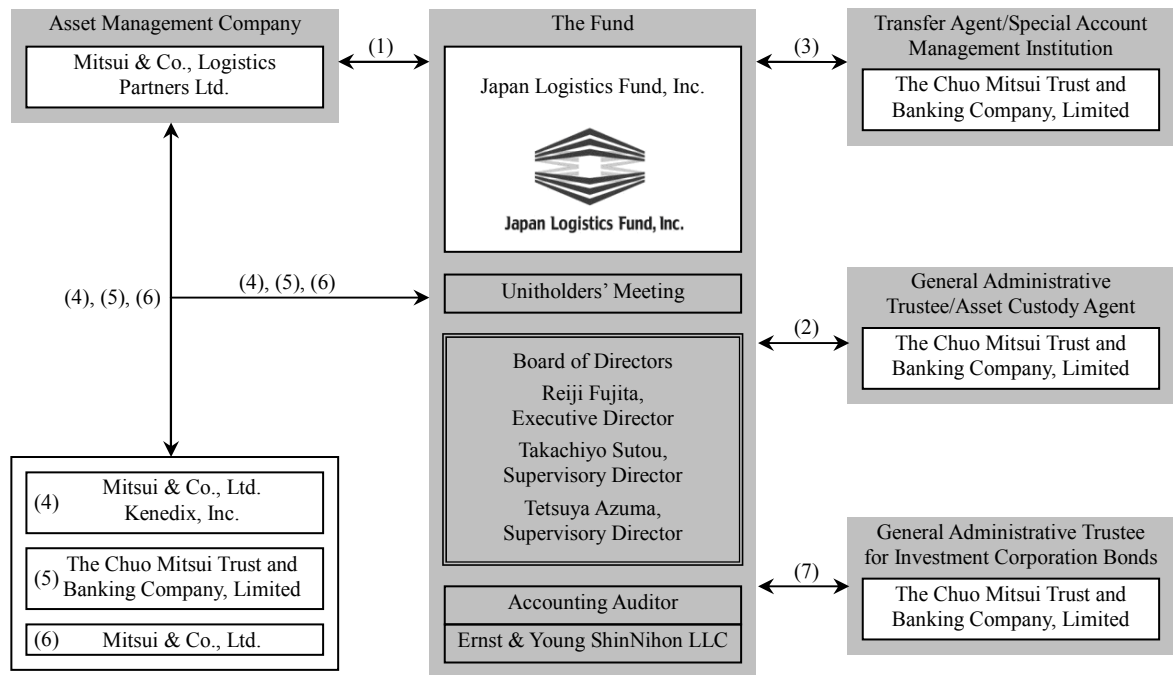
* Explanation on the appropriate use of s and other notes

(Note to forward-looking statements)

This document contains forecasts and other forward-looking statements based on the information currently available and on certain assumptions judged as rational by the Japan Logistics Fund, Inc. (hereafter, "the Fund"), and the actual operating results, etc. may differ significantly from that anticipated by the Fund due to various factors. Moreover, the forecasts are not intended to guarantee any amount of dividend distribution. For notes regarding assumptions on which the forecasts are based and the use of forecasts, please refer to "2. Asset Management Policies and Management Status (2) Asset Management Status (ii) Outlook for the Next Fiscal Period D. Forecasts."

1. Overview of Affiliates of the Fund

The management structure of the Fund as of March 5, 2012 is as illustrated below.



(1) Asset Management Service Agreement (2) Service Agreement for General Administration and Custody of Assets (3) Service Agreement for Transfer Agency and Management of Special Accounts (4) Pipeline Support Agreement (5) Basic Service Agreement for Brokerage, Information on Real Estate to be Transacted, and Support for Acquisition of Newly Developed Properties (6) Basic Agreement for Support Services Related to Property Acquisitions (7) Fiscal Agency Agreement

(Note 1) The names of the Fund and its affiliates, asset management roles and outline of related operations (including other major related parties of the Fund) are omitted from disclosure, as there have been no material changes since the latest Securities Report (submitted on October 26, 2011).

(Note 2) The Chuo Mitsui Trust and Banking Company, Limited will merge with the Sumitomo Trust and Banking Co., Ltd. and Chuo Mitsui Asset Trust and Banking Company, Limited effective April 1, 2012, to become Sumitomo Mitsui Trust Bank, Limited.

2. Asset Management Policies and Management Status

(1) Asset Management Policies

Disclosure is omitted, as there have been no material changes in the "Investment Policy," "Investment Target," and "Distribution Policy" since the latest Securities Report (submitted on October 26, 2011).

(2) Asset Management Status

(i) Summary of Results for the 13th Fiscal Period

A. Background of the Fund

The Fund is the first Japanese REIT specializing in logistics properties with real estates and other properties used for logistic facilities primarily in the Tokyo Metropolitan, Kinki, Chubu and Kyushu areas as investment targets. Based on the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951; including revisions enforced thereafter) (hereafter, "the Investment Trust Act"), the Fund was founded on February 22, 2005 with Mitsui & Co., Logistics Partners Ltd. as the founding planner, and was listed on the REIT section of the Tokyo Stock Exchange on May 9 of the same year (securities code: 8967).

As of the end of the 13th fiscal period (January 31, 2012), the Fund manages a total of 28 properties (total acquisition value of ¥143,240 million), and the total value of assets amounts to ¥144,759 million.

B. Investment Environment and Management Performance

During the fiscal period ended January 31, 2012, the deepening sovereign debt crisis in Europe and the increasing uncertainty in prospects of the U.S. economy, as well as the economic slowdowns in emerging markets and the effects of Thai flooding, caused exports from Japan to slump. In addition, the drawn-out appreciation of the yen and growing imports of energy resources drove the Japanese economy into posting a trade deficit in 2011 for the first time in 31 years. Meanwhile, domestic demand remained steady as recovery from the effects of the Great East Japan Earthquake (hereafter, "the Earthquake") of March 2011 stimulated capital and housing investments in the private sector and moderately drove the recovery of individual consumption.

<Leasing Market>

With the arrival of the expiration of the term of contracts with tenants that had temporal demand for alternative facilities after the Earthquake, there were concerns that the supply-demand balance in the Tokyo Metropolitan Area

might collapse despite having shown signs of improvement. However, demand for large logistics facilities remained strong, backed by moves towards consolidation of logistics functions aimed at enhancing efficiency, expanding third party logistics business (3PL) and opening of new bases by the growing internet commerce business companies. Meanwhile, there has been continuous pressure for rent reduction from tenants engaged in retail and distribution businesses using small-and-midsize facilities as they struggle to cut down logistics costs in response to severe price competition and free delivery service offerings in the market. As a result, the overall rent level remained flat.

<Acquisition Market>

Japanese and foreign players continued to aggressively explore investment opportunities in Japanese logistic properties, and activities grew in the acquisition market, including a collective acquisition of multiple properties by a foreign fund. In the Tokyo Metropolitan Area, where demand for large-scale logistics facilities continued to be robust as business operators moved to consolidate logistics functions, the occupancy rates of newly developed properties rose smoothly. There are also plans for more new development projects.

Amid such conditions, the Fund's earnings increased 9.7% from the previous fiscal period, mainly because the extraordinary loss associated with the Earthquake was fully accounted for in the previous period and the properties that received tenants after the Earthquake remained occupied for the full period. Although some tenants had moved out, under their strategy of consolidating functions, the Fund continued to maintain high occupancy rates in the properties owned and recorded an overall occupancy rate of 98.4% at the end of the fiscal period. The Fund also continued to take initiatives to secure stable portfolio earnings, which included the conclusion of a fixed-term lease contract for another year with TOTO LTD. for Yachiyo Logistics Center shifting from the previous short-term lease contract until March 31, 2012.

C. Capital Procurement

During the 13th fiscal period ended January 31, 2012, the Fund refinanced ¥1,000 million three-year long-term loan (provided by Mitsui Sumitomo Insurance Company, Ltd.) that was due in September 2011, by extending the loan period to five years. As a result, total interest-bearing debt as of the end of the 13th fiscal period amounted to ¥37,200 million, and the interest-debt ratio (Note) was 27.6%, reflecting a conservative financial management policy.

One outcome of continuing the conservative approach became evident in December 2011 when Moody's Japan K.K. changed the credit rating outlook for the Fund from "Negative" to "Stable". The Fund holds the highest-level credit rating among J-REITs and intends to maintain its financial policy of securing a sound balance sheet and adequate liquidity on-hand.

(Note) Interest-bearing debt ratio = Interest-bearing debt balance / (Interest-bearing debt balance + Total unitholders' equity) x 100

(Figures are rounded off to the first decimal place.)

Credit rating of the Fund at the end of the 13th fiscal period

Credit Rating Agency	Rating	
Rating and Investment Information, Inc. (R&I)	Issuer rating	AA (Outlook: Stable)
	Long-term issue rating	First issue of unsecured investment corporation bonds AA
Moody's Japan K.K. (Moody's)	Issuer rating	A1 (Outlook: Stable)

D. Performance and Distributions

As a result of the above, the Fund posted operating revenue of ¥5,561 million, operating income of ¥2,877 million, ordinary income of ¥2,596 million and net income of ¥2,595 million.

In order to take advantage of the application of a special taxation measure under Article 67, Item 15 (Act on Special Measures Concerning Taxation; Act No. 26 of 1957; including revisions enforced thereafter) (hereafter, the "Special Taxation Measures Act") that allows the maximum amount of distribution of earnings to be treated as a tax-deductible expense, the Fund decided to distribute to unitholders the full amount of retained earnings as of the end of the fiscal period excluding fractions below one yen of the amount of dividends per investment unit. As a result, the Fund's dividend per investment unit was ¥17,538.

(ii) Outlook for the Next Fiscal Period

A. Recognition of the Environment

While future economic conditions in Japan remain uncertain, due primarily to the effects of economic slowdowns in the U.S. and European countries and the impact of the strong yen, the economy is expected to stay on a moderate recovery path, led by the strong demand associated with post-Earthquake restoration measures in the public sector and growing capital and housing investments related to the restoration demand in the private sector. Individual consumption is likely to remain steady, primarily for food and daily commodities, as well as for the Internet commerce and mail-order services that would lead to steady demand for logistics facilities. The J-REIT market is expected to expand with active property acquisitions as domestic financial institutions maintain a favorable lending attitude toward financing real estate investments and the brisk equity market absorbs J-REIT public offerings in a relatively stable

financial environment.

<Leasing Market>

The supply-demand balance is projected to remain stable for the time being with a limited supply of new logistics facilities becoming available over the next year. While several development projects currently being pursued aggressively by real estate developers are scheduled for completion in 2013 and thereafter, it is unlikely that the supply-demand balance will be affected significantly as robust leasing demand is expected to continue driven by the growing 3PL and the Internet commerce businesses. Going forward, however, as more new development plans are expected, possibly leading to lower occupancy rates in areas with concentration of supply, the Fund will carefully and accurately observe the balance of floor supply-demand by region.

<Acquisition Market>

Real estate investors are showing higher interest in logistics facilities in recognition of the stability of the logistics business. Amid the continuing tendency to ease financing conditions in the real estate investment market, Japanese and foreign players investing in logistics facilities are likely to become increasingly aggressive in deploying capital, which will continue to add serious competition in the acquisition market. Under these conditions, the Fund will pursue more sophisticated efforts with sponsors and explore collaboration with real estate developers in order to secure acquisition opportunities of profit generating properties.

B. Future Asset Management Policies and Issues to be Addressed

In such an investment environment, the Fund will pursue asset management aimed at achieving stable earnings over the medium to long term based on the following policies.

(a) Operational management of portfolio properties

• Leasing management

In renewing existing lease contracts, the Fund will seek ways to ensure a stable revenue flow, including promoting the option of shifting to a long-term lease contract. When a tenant decides to move out the Fund will perform leasing activities based on this policy so that leases are maintained without any discontinuity and revenues are secured by leveraging its sponsor network, intermediary companies well versed in logistics properties and in tenant information for respective regions, and the network of the asset management company.

The properties currently held by the Fund have an average leasing period of 6.7 years when calculated on a weighted average basis using annual rent, indicating that the Fund will continue to earn stable income.

• Strengthening of tenant relations

The Fund will promote the improvement of the overall satisfaction level of tenants by maintaining close contact with existing tenants. Specifically, the Fund responds to tenant's needs for expanding rental space and improving the property conditions of existing logistics facilities, making functional improvements in line with the needs of tenants and the industry and implementing renewals.

• Appropriate property maintenance and additional investment

The Fund conducts repairs and renovations of properties owned by keeping related costs at a certain level. In addition, the Fund strives to maintain an optimal level of maintenance management of the properties owned by selecting appropriate property management companies that can provide efficient management in line with the characteristics of each property, improving the management quality of the asset management company, and standardizing various procedures.

Furthermore, the Fund considers additional investments if necessary, taking into consideration tenant requests, the leasing needs of facilities, floor area ratios, and other factors in determining portfolio properties that have locational advantages in the leasing market and those that can gain higher competitiveness through building/facility renewal while identifying properties that no longer offer economic benefits due to the increased maintenance cost burden caused by deterioration over time.

(b) Acquisition of new properties

• Sourcing of property information

Unlike other asset types, logistics properties have limited distribution volumes in the market. Therefore, the Fund believes that collecting a broad range of information and making precise investment decisions based on the information gathered lead to achieving high competitiveness. In order to avoid unnecessary price competition, the Fund will work to have early access to property information and promote negotiated transactions by leveraging the extensive networks of sponsors and the information sourcing channels of the asset management company.

• Specifications of properties for acquisition

When acquiring properties, the Fund will make investment decisions with a focus on the location and versatility of properties, which are essential factors in pursuing stable and long-term management of logistics properties. As a general rule, the Fund avoids acquiring, in particular, properties with unique structural and facility features that suit only certain types of tenants in certain industries. Rather, the Fund's most important criterion for making investment decisions is to satisfy specifications that meet broad logistical demand.

• Diversification of portfolio

To minimize fluctuations in revenue arising from factors such as a tenant's request to lower rent or a tenant moving out of a property, the Fund acquires properties that will help reduce risk of over-concentration of tenants by avoiding excessive dependency on single tenant or industry of tenants and diversifying lease period

expirations.

(c) Financial strategy

- The Fund sets its highest priority on the sustainable growth of dividends per unit while making sure to maintain a conservative interest-bearing debt ratio in pursuing financial activities, including raising funds through bank loans and increasing capital through public offerings. When pursuing interest-bearing debt financing, the Fund will diversify funding sources and repayment due dates. Furthermore, with regard to tenant leasehold and security deposits, the Fund will use such deposits to partially fund property acquisitions to exercise efficient cash management.

C. Significant Subsequent Events

Not applicable

[Reference Information]

<Planned Acquisition of New Property>

The Fund decided to acquire the following property after the end of the fiscal period and before the date of this Financial Report.

[M-19 Souka Logistics Center]

Assets to be acquired	50% quasi-co-ownership of beneficiary right of real estate in trust	
Acquisition price	¥6,360 million	
Scheduled date of acquisition	March 27, 2012	
Location (Address)	6-39, Aoyagi 1-chome, Souka-shi, Saitama	
Purpose of use	Warehouse	
Site area	28,761.60m ² (Note)	
Total floor area	45,040.28m ² (Note)	
Structure	Steel-framed concrete structure: 8-story building	
Date of completion	April 18, 2008	
Type of ownership	Land: Ownership	Building: Ownership

(Note) The area represents the entire property (100%).

<Debt Financing>

The Fund borrowed funds after the fiscal closing and before the date of this document, as shown below.

Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
Amount borrowed	¥2,000 million	¥2,500 million	¥2,000 million
Interest rate	1.05500%	0.92625%	0.82000%
Borrowing date	February 27, 2012	February 27, 2012	February 27, 2012
Maturity date	February 27, 2019	February 27, 2018	February 27, 2017
Borrowing method/Secured or not	Unsecured/Non-guaranteed		
Repayment method	Lump-sum payment on the maturity date		
Purpose	To repay existing loans.		

D. Forecasts

Forecasts for the 14th fiscal period (February 1, 2012 to July 31, 2012) and the 15th fiscal period (August 1, 2012 to January 31, 2013) are as follows. Please refer to "Assumptions for Forecasts" for the assumptions underlying these forecasts.

(% represents change from the previous period)

	Operating Revenue		Operating Income		Ordinary Income		Net Income		Dividends per Unit (excluding distributions in excess of earnings)	Distributions in Excess of Earnings per Unit
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%		
Fiscal period ending									Yen	Yen
July 2012	5,611	0.9	2,872	0.2	2,577	0.7	2,576	0.7	17,400	0
January 2013	5,621	0.2	2,828	-1.5	2,518	-2.3	2,517	-2.3	17,000	0

(Note) The figures above were computed at the time when certain assumptions were made, and the actual net income, dividends, etc. may differ depending on various changes in conditions. In addition, the forecasts are not intended to guarantee any amount of dividend distribution.

Assumptions Underlying the Forecasts for the 14th Fiscal Period (February 1, 2012 to July 31, 2012) and the 15th Fiscal Period (August 1, 2012 to January 31, 2013)

Item	Assumption
Properties owned	<ul style="list-style-type: none"> Forecasts assume that the properties owned comprise a total of 29 properties including 28 properties owned by the Fund as of January 31, 2012, plus Souka Logistics Center that is scheduled to be acquired on March 27, 2012, and no other acquisitions or sales are made. In reality, there may be fluctuations caused by additional acquisitions and sales of properties.
Total number of investment units issued	<ul style="list-style-type: none"> Forecasts assume 148,000 units as of January 31, 2012.
Interest-bearing debt	<ul style="list-style-type: none"> As of March 5, 2012, the Fund's interest-bearing debt balance totals ¥37,200 million. The Fund plans on newly borrowing up to ¥6,500 million to fund the acquisition of Souka Logistics Center. The forecasts assume that the balance of interest-bearing debt in the fiscal periods ending July 31, 2012 and January 31, 2013 will be approximately ¥43,700 million. The forecasts assume that of the interest-bearing debt of ¥37,200 million as of March 5, 2012, long-term loans payable of ¥4,000 million due for repayment in the fiscal period ending January 31, 2013, will be repaid with borrowings and own funds.
Operating revenue	<ul style="list-style-type: none"> The rent revenue is estimated based on the lease contracts in effect as of March 5, 2012 and taking into account the fluctuation factors such as the market environment and rent levels based on negotiations with lessees.
Operating expenses	<ul style="list-style-type: none"> Of the expenses related to rent business, which comprise the core part of operating expenses, expenses other than depreciation are computed based on the past actual results and taking into account the expense fluctuation factors. Generally, in real estate purchase and sale, property tax and city planning tax are calculated on a time-proportional basis with the previous holder and settled at the time of acquisition. The Fund, however, recognizes the amount of settlement as part of the acquisition cost. With respect to Souka Logistics Center, which is scheduled for acquisition in March 2012, the settlement amount for property tax, city planning tax, etc. included in the acquisition cost is approximately ¥26 million. Repair expenses for buildings are assumed to be ¥147 million for the fiscal period ending July 31, 2012 and ¥157 million for the fiscal period ending January 31, 2013. Actual repair expenses for each operating period, however, may differ considerably from forecasts mainly because repair expenses may be incurred suddenly due to building damage and other unforeseeable factors, the amount of repair expenses generally differs considerably from one fiscal period to another, and repair expenses, by nature, are not incurred on a regular basis. Taxes and public dues are assumed to be ¥496 million each for the fiscal periods ending July 31, 2012 and January 31, 2013. Outsourcing expenses are assumed to be ¥127 million for the fiscal period ending July 31, 2012 and ¥131 million for that ending January 31, 2013. Depreciation, including incidental expenses and additional capital expenditure for the future, is calculated using the straight-line method and is assumed to be ¥1,229 million for the fiscal period ending July 31, 2012 and ¥1,239 million for that ending January 31, 2013.
Non-operating expenses	<ul style="list-style-type: none"> Non-operating expenses (including interest expenses, interest expenses on investment corporation bonds, and others) are assumed to be ¥295 million for the fiscal period ending July 31, 2012 and ¥311 million for the fiscal period ending January 31, 2013.
Dividends per unit	<ul style="list-style-type: none"> Dividends per unit are calculated based on the cash distribution policy defined under the Articles of Incorporation of the Fund. The amount of dividends per unit may fluctuate, due to various factors such as transfer of management assets, fluctuations in rent income caused by tenant movements, unforeseeable repairs incurred, interest rate fluctuations and the additional issuance of new investment units.
Distributions in Excess of Earnings per Unit	<ul style="list-style-type: none"> The Fund currently has no plan to distribute cash in excess of earnings.
Other	<ul style="list-style-type: none"> The forecasts assume that no revisions that impact the above projections are made to laws, regulations, tax rules, accounting standards, listing rules, the rules of The Investment Trusts Association, Japan, or others. The forecasts assume that no material unforeseeable changes occur with regard to the general economic trends and real estate market conditions.

(3) Investment risks

Disclosure is omitted as there have been no significant changes from the "Investment Risks" of the latest Securities Report (submitted on October 26, 2011).

3. Financial Statements**(1) Balance Sheets**

	(Thousands of yen)	
	12 th Fiscal Period (as of July 31, 2011)	13 th Fiscal Period (as of January 31, 2012)
Assets		
Current assets		
Cash and deposits	5,229,837	6,156,733
Cash and deposits in trust	2,513,668	2,516,127
Operating accounts receivable	23,297	47,834
Prepaid expenses	35,275	15,378
Deferred tax assets	19	20
Income taxes receivable	-	14
Other	40	40
Total current assets	<u>7,802,138</u>	<u>8,736,149</u>
Noncurrent assets		
Property, plant and equipment		
Buildings	6,130,801	6,140,563
Accumulated depreciation	-652,922	-733,842
Buildings, net	<u>5,477,878</u>	<u>5,406,720</u>
Structures	112,525	120,895
Accumulated depreciation	-20,387	-23,048
Structures, net	<u>92,137</u>	<u>97,846</u>
Tools, furniture and fixtures	500	500
Accumulated depreciation	-68	-105
Tools, furniture and fixtures, net	<u>431</u>	<u>394</u>
Land	6,391,096	6,391,096
Buildings in trust	73,091,444	73,184,985
Accumulated depreciation	-9,184,910	-10,212,300
Buildings in trust, net	<u>63,906,534</u>	<u>62,972,684</u>
Structures in trust	2,304,931	2,358,980
Accumulated depreciation	-489,859	-544,462
Structures in trust, net	<u>1,815,072</u>	<u>1,814,517</u>
Machinery and equipment in trust	1,842	1,842
Accumulated depreciation	-344	-413
Machinery and equipment in trust, net	<u>1,498</u>	<u>1,428</u>
Tools, furniture and fixtures in trust	15,939	17,017
Accumulated depreciation	-5,575	-6,574
Tools, furniture and fixtures in trust, net	<u>10,363</u>	<u>10,442</u>
Land in trust	59,219,717	59,219,717
Total property, plant, and equipment	<u>136,914,730</u>	<u>135,914,848</u>
Intangible assets		
Other	269	239
Total intangible assets	<u>269</u>	<u>239</u>
Investments and other assets		
Long-term prepaid expenses	87,174	63,279
Guarantee deposits	10,000	10,000
Other	2,000	2,000
Total investments and other assets	<u>99,174</u>	<u>75,279</u>
Total noncurrent assets	<u>137,014,173</u>	<u>135,990,368</u>
Deferred assets		
Investment corporation bond issuance costs	37,226	32,891
Total deferred assets	<u>37,226</u>	<u>32,891</u>
Total assets	<u>144,853,538</u>	<u>144,759,408</u>

	(Thousands of yen)	
	12 th Fiscal Period (as of July 31, 2011)	13 th Fiscal Period (as of January 31, 2012)
Liabilities		
Current liabilities		
Operating accounts payable	458,082	454,407
Current portion of long-term loans payable	7,500,000	10,500,000
Distribution payable	10,658	10,038
Accrued expenses	520,898	511,796
Income taxes payable	768	728
Accrued consumption taxes	207,545	79,774
Advances received	955,169	942,215
Provision for loss on disaster	38,266	23,606
Total current liabilities	9,691,389	12,522,569
Noncurrent liabilities		
Investment corporation bond	8,000,000	8,000,000
Long-term loans payable	21,700,000	18,700,000
Tenant leasehold and security deposits	1,337,646	1,283,136
Tenant leasehold and security deposits in trust	4,197,863	4,098,066
Total noncurrent liabilities	35,235,509	32,081,203
Total liabilities	44,926,899	44,603,772
Net assets		
Unitholders' equity		
Unitholders' capital	97,559,929	97,559,929
Surplus		
Unappropriated retained earnings (undisposed loss)	2,366,709	2,595,706
Total surplus	2,366,709	2,595,706
Total unitholders' equity	99,926,638	100,155,636
Total net assets	*2 99,926,638	*2 100,155,636
Total liabilities and net assets	144,853,538	144,759,408

(2) Statements of Income

(Thousands of yen)

	12 th Fiscal Period (from February 1, 2011 to July 31, 2011)		13 th Fiscal Period (from August 1, 2011 to January 31, 2012)	
Operating revenue				
Rent revenue-real estate	*1	5,389,118	*1	5,407,863
Other lease business revenue	*1	136,669	*1	153,395
Total operating revenue		5,525,787		5,561,259
Operating expenses				
Expenses related to rent business	*1	2,045,787	*1	2,156,307
Asset management fee		428,406		431,472
Asset custody fee		14,417		14,384
Administrative service fees		24,209		24,716
Directors' compensations		5,400		5,400
Other operating expenses		54,168		51,869
Total operating expenses		2,572,388		2,684,150
Operating income		2,953,399		2,877,108
Non-operating income				
Interest income		365		257
Interest on securities		769		1,296
Interest on refund		237		-
Insurance income		446		14,357
Reversal of distribution payable		1,111		891
Other		0		0
Total non-operating income		2,929		16,803
Non-operating expenses				
Interest expenses		216,823		219,175
Borrowing related expenses		29,608		29,930
Interest expenses on investment corporation bonds		37,684		38,281
Amortization of investment corporation bond issuance costs		4,264		4,335
Other		0		5,500
Total non-operating expenses		288,380		297,222
Ordinary income		2,667,947		2,596,688
Extraordinary loss				
Loss on disaster	*2	300,282	*2	-
Total extraordinary losses		300,282		-
Income before income taxes		2,367,665		2,596,688
Income taxes-current		995		1,024
Income taxes-deferred		0		-1
Total income taxes		996		1,023
Net income		2,366,668		2,595,665
Retained earnings brought forward		40		41
Unappropriated retained earnings (undisposed loss)		2,366,709		2,595,706

(3) Statements of Unitholders' Equity

(Thousands of yen)

	12 th Fiscal Period (from February 1, 2011 to July 31, 2011)		13 th Fiscal Period (from August 1, 2011 to January 31, 2012)	
Unitholders' equity				
Unitholders' capital				
Balance at the start of current period		97,559,929		97,559,929
Changes of items during the period				
Total changes of items during the period		-		-
Balance at the end of current period	*1	97,559,929	*1	97,559,929
Surplus				
Unappropriated retained earnings (undisposed loss)				
Balance at the start of current period		2,594,184		2,366,709
Changes of items during the period				
Dividends from surplus		-2,594,144		-2,366,668
Net income		2,366,668		2,595,665
Total changes of items during the period		-227,475		228,997
Balance at the end of current period		2,366,709		2,595,706
Total surplus				
Balance at the start of current period		2,594,184		2,366,709
Changes of items during the period				
Dividends from surplus		-2,594,144		-2,366,668
Net income		2,366,668		2,595,665
Total changes of items during the period		-227,475		228,997
Balance at the end of current period		2,366,709		2,595,706
Total unitholders' equity				
Balance at the start of current period		100,154,113		99,926,638
Changes of items during the period				
Dividends from surplus		-2,594,144		-2,366,668
Net income		2,366,668		2,595,665
Total changes of items during the period		-227,475		228,997
Balance at the end of current period		99,926,638		100,155,636
Total net assets				
Balance at the start of current period		100,154,113		99,926,638
Changes of items during the period				
Dividends from surplus		-2,594,144		-2,366,668
Net income		2,366,668		2,595,665
Total changes of items during the period		-227,475		228,997
Balance at the end of current period		99,926,638		100,155,636

(4) Financial Statements Pertaining to Allotment of Funds

(Yen)

	12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
I. Unappropriated retained earnings	2,366,709,290	2,595,706,984
II. Dividends	2,366,668,000	2,595,624,000
Dividends per unit	15,991	17,538
III. Balance to be carried forward	41,290	82,984
Method of calculation of distributions	<p>The amount of distribution is limited to the amount of income in accordance with the cash distribution policy stipulated in Article 39 (1) of the Articles of Incorporation of the Fund, and shall exceed the amount equivalent to 90% of the distributable dividend amount of the Fund provided in Article 67.15 of the Special Taxation Measures Act. Based on these policies, the Fund decided to provide income distributions totaling ¥2,366,668,000, which is the maximum integral multiple of the total number of investment units issued of 148,000 units and which does not exceed the amount of unappropriated retained earnings for the fiscal period.</p> <p>The Fund does not make cash distributions in excess of earnings as stipulated in Article 39 (2) of the Articles of Incorporation of the Fund.</p>	<p>The amount of distribution is limited to the amount of income in accordance with the cash distribution policy stipulated in Article 39 (1) of the Articles of Incorporation of the Fund, and shall exceed the amount equivalent to 90% of the distributable dividend amount of the Fund provided in Article 67.15 of the Special Taxation Measures Act. Based on these policies, the Fund decided to provide income distribution totaling ¥2,595,624,000, which is the maximum integral multiple of the total number of investment units issued of 148,000 units and which does not exceed the amount of unappropriated retained earnings for the fiscal period.</p> <p>The Fund does not make cash distributions in excess of earnings as stipulated in Article 39 (2) of the Articles of Incorporation of the Fund.</p>

(5) Statements of Cash Flows

	(Thousands of yen)	
	12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Net cash provided by (used in) operating activities		
Income before income taxes	2,367,665	2,596,688
Depreciation and amortization	1,177,793	1,178,873
Amortization of investment corporation bond issuance costs	4,264	4,335
Interest income	-365	-257
Interest on securities	-769	-1,296
Interest expenses	254,508	257,457
Loss on retirement of noncurrent assets	584	62,348
Loss on disaster	300,282	-
Decrease (Increase) in operating accounts receivable	-140	-24,536
Decrease (Increase) in consumption taxes refund receivable	287,517	-
Increase (decrease) in accrued consumption taxes	207,545	-127,770
Increase (decrease) in operating accounts payable	-146,064	155,154
Increase (decrease) in accrued expenses	8,053	-6,465
Increase (decrease) in advances received	17,975	-12,953
Other, net	-5,310	42,900
Subtotal	4,473,540	4,124,477
Interest income received	1,134	1,554
Interest expenses paid	-240,293	-260,093
Payments for loss on disaster	-95,022	-87,218
Income taxes paid	-1,060	-1,079
Net cash provided by (used in) operating activities	4,138,299	3,777,640
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment	-14,942	-6,400
Purchase of property, plant and equipment in trust	-294,709	-321,181
Proceeds from tenant leasehold and security deposits	99,000	-
Repayments of tenant leasehold and security deposits	-823,610	-54,510
Proceeds from tenant leasehold and security deposits in trust	31,451	282
Repayments of tenant leasehold and security deposits in trust	-32,438	-100,078
Net cash provided by (used in) investing activities	-1,035,249	-481,888
Net cash provided by (used in) financing activities		
Proceeds from long-term loans payable	1,700,000	1,000,000
Repayment of long-term loans payable	-1,700,000	-1,000,000
Payments for investment unit issuance expenses	-2,000	-
Payments for investment corporation bond issuance costs	-2,012	-
Dividends paid	-2,594,993	-2,366,396
Net cash provided by (used in) financing activities	-2,599,006	-2,366,396
Net increase (decrease) in cash and cash equivalents	504,043	929,355
Cash and cash equivalents at beginning of period	7,239,461	7,743,505
Cash and cash equivalents at end of period	*1 7,743,505	*1 8,672,860

(6) Notes on Assumption of Going Concern

	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Not applicable	

(7) Notes on Matters Concerning Significant Accounting Policies

1. Method of depreciation of noncurrent assets

(1) Property, plant, and equipment (including trust assets)

The straight-line method is used.

The useful lives of property, plant and equipment are listed below.

Buildings	2 to 50 years
Structures	2 to 45 years
Machinery and equipment	12 years
Tools, furniture, and fixtures	3 to 15 years

(2) Intangible assets

The straight-line method is used.

2. Accounting for deferred assets

Investment corporation bond issuance costs

Items are amortized over the term until redemption using the straight-line method.

3. Accounting for provisions

Provision for loss on disaster

Expenses for physical damage caused by the Great East Japan Earthquake, which occurred in March of 2011, are accounted for by posting a rationally estimated amount at the end of the fiscal period.

4. Accounting standards for income and expenses

Accounting for property taxes

Property tax, city planning tax, depreciable asset tax, and the like levied on real estate assets and other properties held are accounted for as expenses related to rent business by posting the amounts corresponding to the respective fiscal period from the amounts of tax determined to be charged.

The amount of property tax, etc. associated with the acquisition of property or trust beneficiary right with property as trust asset paid as the settlement amount to the transferor in the initial year is not accounted for as expenses but included in acquisition cost of the respective real estate, etc. No property tax, etc. was included in the acquisition cost of real estate, etc. in the 12th and 13th fiscal periods.

5. Other significant matters that serve as the basis of preparation of financial statements

(1) Accounting method for trust beneficiary right with real estate, etc. as trust asset

With regard to trust beneficiary right with real estate, etc. in holding as trust asset, all assets and liabilities as well as all revenue and expense items associated with all trust assets are accounted for under the respective account items of the Balance Sheets and Statements of Income.

Of the trust assets accounted for under the respective account items, the following items with significance are separately indicated on the Balance Sheets.

(i) Cash and deposits in trust

(ii) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture, and fixtures in trust; and land in trust

(iii) Tenant leasehold and security deposits in trust

(2) Method of accounting for consumption taxes

The tax-exclusion method is used for state and local consumption tax.

Disclosures of items other than "1. Method of depreciation of noncurrent assets," "2. Accounting for deferred assets," "3. Accounting for provisions," "4. Accounting standards for income and expenses," and "5. Other significant matters that serve as the basis of preparation of financial statements" above are omitted as there have been no significant changes from the information provided in the latest Securities Report (submitted on October 26, 2011).

(8) Additional Information

13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
The Fund applies "Accounting Standard for Accounting Changes and Error Corrections" (ASBJ Statement No. 24; December 4, 2009) and "Guidance on Accounting Standard for Accounting Changes and Error Corrections" (ASBJ Guidance No. 24; December 4, 2009) for accounting changes and corrections made to prior period errors in and after the beginning of the fiscal period under review.

(9) Notes to Financial Statements

a. Balance Sheets

12 th Fiscal Period (as of July 31, 2011)	13 th Fiscal Period (as of January 31, 2012)
<p>1. Outstanding loan commitments under the commitment line contracts The Fund has the commitment line contracts with the banks we have transaction.</p> <p style="text-align: right;">(Thousands of yen)</p> <p>Total amount specified in the commitment line contracts 10,000,000 Loan balance at end of period - Outstanding loan commitments at end of fiscal period <u>10,000,000</u></p>	<p>1. Outstanding loan commitments under the commitment line contracts The Fund has the commitment line contracts with the banks we have transaction.</p> <p style="text-align: right;">(Thousands of yen)</p> <p>Total amount specified in the commitment line contracts 10,000,000 Loan balance at end of period - Outstanding loan commitments at end of fiscal period <u>10,000,000</u></p>
<p>*2. Minimum amount of net assets prescribed in Article 67, Item 4 of the Investment Trust Act</p> <p style="text-align: right;">(Thousands of yen) 50,000</p>	<p>*2. Minimum amount of net assets prescribed in Article 67, Item 4 of the Investment Trust Act</p> <p style="text-align: right;">(Thousands of yen) 50,000</p>

b. Statements of Income

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
*1. Breakdown of income (loss) from the real estate leasing business (Thousands of yen)	*1. Breakdown of income (loss) from the real estate leasing business (Thousands of yen)
(1) Real estate leasing business revenue	(1) Real estate leasing business revenue
Rent revenue-real estate	Rent revenue-real estate
Rent income 5,283,730	Rent income 5,301,728
Land rents received 16,638	Land rent received 16,638
Facility charges 88,749	Facility charges 89,497
Total 5,389,118	Total 5,407,863
Other lease business revenue	Other lease business revenue
Parking charges 16,178	Parking charges 16,074
Utilities charges 110,076	Utilities charges 127,064
Other operating income 10,414	Other operating income 10,255
Total 136,669	Total 153,395
Total real estate leasing business revenue 5,525,787	Total real estate leasing business revenue 5,561,259
(2) Real estate leasing business expenses	(2) Real estate leasing business expenses
Expenses related to rent business	Expenses related to rent business
Taxes and dues 492,136	Taxes and dues 487,400
Outsourcing service expenses 118,934	Outsourcing service expenses 119,705
Utilities expenses 115,649	Utilities expenses 129,751
Repair expenses 77,436	Repair expenses 116,960
Insurance expenses 21,131	Insurance expenses 21,663
Other expenses related to rent business 42,151	Other expenses related to rent business 39,632
Depreciation and amortization 1,177,763	Depreciation and amortization 1,178,844
Loss on retirement of noncurrent assets 584	Loss on retirement of noncurrent assets 62,348
Total real estate leasing business expenses 2,045,787	Total real estate leasing business expenses 2,156,307
(3) Income from real estate leasing business ((1) - (2)) 3,480,000	(3) Income from real estate leasing business ((1) - (2)) 3,404,951
*2. Loss on disaster Expenses for physical damage caused by the Great East Japan Earthquake, which occurred in March of 2011, are accounted for as extraordinary loss. The amount of loss on disaster posted includes provision for loss on disaster of ¥38,266 thousand and loss on retirement of noncurrent assets of ¥94,398 thousand.	*2. -

c. Statements of Unitholders' Equity

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
*1. Total number of investment units authorized and total number of investment units issued and outstanding	*1. Total number of investment units authorized and total number of investment units issued and outstanding
Total number of investment units authorized 2,000,000 units	Total number of investment units authorized 2,000,000 units
Total number of investment units issued 148,000 units	Total number of investment units issued 148,000 units

d. Statements of Cash Flows

Period	12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Item	(As of July 31, 2011) (Thousands of yen)	(As of January 31, 2012) (Thousands of yen)
*1. Relationship between cash and cash equivalents at end of period and the amount on the balance sheets		
	Cash and deposits 5,229,837	Cash and deposits 6,156,733
	Cash and deposits in trust 2,513,668	Cash and deposits in trust 2,516,127
	Cash and cash equivalents 7,743,505	Cash and cash equivalents 8,672,860

e. Lease transactions

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Operating lease transactions (as lessor) Future lease payments receivable	Operating lease transactions (as lessor) Future lease payments receivable
(Thousands of yen)	(Thousands of yen)
Due within one year	Due within one year
8,979,586	8,924,329
Due after one year	Due after one year
54,388,059	50,226,504
Total	Total
63,367,645	59,150,834

f. Disclosures on matters to note regarding "short-term investment securities" and "derivatives" are omitted as the necessity of disclosures in the Financial Report is immaterial.

g. Notes on Financial Instruments

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
1. Matters concerning the status of financial instruments	1. Matters concerning the status of financial instruments
(1) Policies on financial instruments The Fund procures funds mainly by additionally issuing investment units, borrowing funds, or issuing investment corporation bonds for the purpose of securing funds required for acquisition and repair of assets, payments of dividends, and operation of the Fund or repayment of debts. When procuring funds through interest-bearing debt, the Fund comprehensively takes into account the conditions in the capital market and the financial environment, the capital structure of the Fund and lease terms with tenants, impact on existing unitholders, and other factors, projects future changes in economic and social conditions, and selects an effective means of procuring funds in terms of long or short loan periods and fixed or variable interest rates. The Fund may utilize derivative transactions solely for the purpose of hedging foreign exchange risk, interest rate fluctuation risk, and other risks arising from liabilities associated with the Fund. The Fund does not currently engage in derivative transactions. The Fund invests surplus funds in securities and monetary claims with a focus on safety and liquidity, and will not pursue aggressive investment aimed solely at acquiring investment profit.	(1) Policies on financial instruments Same as on the left
(2) Description of financial instruments and associated risks, and the risk management system Deposits are one means of investing the surplus funds of the Fund and are exposed to credit risk such as the bankruptcy of the deposit financial institution. The Fund works to mitigate credit risk by limiting the period of deposits to short term and dealing with deposit financial institutions with high credit ratings. Loans and investment corporation bonds are used primarily for acquisition of assets and repayments of debts, and are exposed to liquidity risk at the time of repayment/redemption. The Fund strives to mitigate liquidity risk by diversifying lenders, repayment periods, and means of funds procurement and securing liquidity on hand by setting commitment lines, while managing liquidity risk by preparing funding charts and other methods. As some loans are borrowed on variable interest rates, they are exposed to the risk of higher interest payment. The Fund works to mitigate the risk of higher interest payment by maintaining a conservative interest-bearing debt ratio as well as heightening the ratio of borrowings through long-term fixed interest rate loans. Tenant leasehold and security deposits are deposits received	(2) Description of financial instruments and associated risks, and the risk management system Same as on the left

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)				13 th Fiscal Period (from August 1, 2011 to January 31, 2012)																																																																			
<p>from tenants and are exposed to liquidity risk associated with the repayment obligation arising when a tenant moves out. The Fund strives to mitigate such liquidity risk by securing liquidity on hand, etc. as done with loans payable and investment corporation bonds, as well as manages liquidity risk by preparing funding charts and other methods.</p> <p>(3) Supplementary explanation on matters concerning fair values, etc. of financial instruments Fair values of financial instruments include values based on market prices and rationally calculated values in the case that market prices are not available. As certain assumptions are applied in performing calculation of such values, the values may differ if varying assumptions are used.</p> <p>2. Matters concerning fair values, etc. of financial instruments Amounts on the Balance Sheets, fair values and their difference as of July 31, 2011 are as follows. (Thousands of yen)</p> <table border="1"> <thead> <tr> <th></th> <th>Amount on the balance sheets</th> <th>Fair value</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>(1) Cash and deposits</td> <td>5,229,837</td> <td>5,229,837</td> <td>-</td> </tr> <tr> <td>(2) Cash and deposits in trust</td> <td>2,513,668</td> <td>2,513,668</td> <td>-</td> </tr> <tr> <td>Total assets</td> <td>7,743,505</td> <td>7,743,505</td> <td>-</td> </tr> <tr> <td>(1) Current portion of long-term loans payable</td> <td>7,500,000</td> <td>7,565,513</td> <td>65,513</td> </tr> <tr> <td>(2) Long-term loans payable</td> <td>21,700,000</td> <td>22,200,728</td> <td>500,728</td> </tr> <tr> <td>(3) Investment corporation bond</td> <td>8,000,000</td> <td>8,032,000</td> <td>32,000</td> </tr> <tr> <td>Total liabilities</td> <td>37,200,000</td> <td>37,798,242</td> <td>598,242</td> </tr> </tbody> </table> <p>(Note 1) Method of calculating fair values of financial instruments</p> <p>Assets (1) Cash and deposits, (2) Cash and deposits in trust These items are recognized at book value as they are settled in the short term and fair values are almost equal to book values.</p> <p>Liabilities (1) Current portion of long-term loans payable, (2) Long-term loans payable The fair values are calculated at a discount using the ratio expected when assuming the total amount of interest and principal is newly borrowed. (3) Investment corporation bond The reference value disclosed by the Japan Securities Dealers Association is used as the fair value.</p>					Amount on the balance sheets	Fair value	Difference	(1) Cash and deposits	5,229,837	5,229,837	-	(2) Cash and deposits in trust	2,513,668	2,513,668	-	Total assets	7,743,505	7,743,505	-	(1) Current portion of long-term loans payable	7,500,000	7,565,513	65,513	(2) Long-term loans payable	21,700,000	22,200,728	500,728	(3) Investment corporation bond	8,000,000	8,032,000	32,000	Total liabilities	37,200,000	37,798,242	598,242	<p>(3) Supplementary explanation on matters concerning fair values, etc. of financial instruments Same as on the left</p> <p>2. Matters concerning fair values, etc. of financial instruments Amounts on the Balance Sheets, fair values and their difference as of January 31, 2012 are as follows. 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(3) Investment corporation bond The reference value disclosed by the Japan Securities Dealers Association is used as the fair value.</p>					Amount on the balance sheets	Fair value	Difference	(1) Cash and deposits	6,156,733	6,156,733	-	(2) Cash and deposits in trust	2,516,127	2,516,127	-	Total assets	8,672,860	8,672,860	-	(1) Current portion of long-term loans payable	10,500,000	10,577,116	77,116	(2) Long-term loans payable	18,700,000	19,086,236	386,236	(3) Investment corporation bond	8,000,000	8,044,800	44,800	Total liabilities	37,200,000	37,708,152	508,152
	Amount on the balance sheets	Fair value	Difference																																																																				
(1) Cash and deposits	5,229,837	5,229,837	-																																																																				
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12 th Fiscal Period (from February 1, 2011 to July 31, 2011)		13 th Fiscal Period (from August 1, 2011 to January 31, 2012)	
(Note 2) Scheduled redemption amount of financial claims after the closing date (Thousands of yen)		(Note 2) Scheduled redemption amount of financial claims after the closing date (Thousands of yen)	
	Due within one year		Due within one year
Cash and deposits	5,229,837	Cash and deposits	6,156,733
Cash and deposits in trust	2,513,668	Cash and deposits in trust	2,516,127
Total	7,743,505	Total	8,672,860
(Note 3) Scheduled repayment amount of long-term loans payable and other interest bearing debt after the closing date (Thousands of yen)		(Note 3) Scheduled repayment amount of long-term loans payable and other interest bearing debt after the closing date (Thousands of yen)	
	Due within one year	Due after one year but within two years	Due after two years but within three years
Current portion of long-term loans payable	7,500,000	-	-
Long-term loans payable	-	8,000,000	7,000,000
Investment corporation bond	-	-	-
Total	7,500,000	8,000,000	7,000,000
	Due after three years but within four years	Due after four years but within five years	Due after five years
Current portion of long-term loans payable	-	-	-
Long-term loans payable	5,000,000	1,700,000	-
Investment corporation bond	-	8,000,000	-
Total	5,000,000	9,700,000	-
	Due after three years but within four years	Due after four years but within five years	Due after five years
Current portion of long-term loans payable	-	-	-
Long-term loans payable	-	2,700,000	-
Investment corporation bond	8,000,000	-	-
Total	8,000,000	2,700,000	-

h. Notes on lease properties

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)				13 th Fiscal Period (from August 1, 2011 to January 31, 2012)			
The Fund holds logistics properties (including land) for lease in the Tokyo Metropolitan area and other areas. The amounts on the Balance Sheets as of July 31, 2011, changes during the fiscal period, and fair values of lease properties are as follows. (Thousands of yen)				The Fund holds logistics properties (including land) for lease in the Tokyo Metropolitan area and other areas. The amounts on the Balance Sheets as of January 31, 2012, changes during the fiscal period, and fair values of lease properties are as follows. (Thousands of yen)			
Amount on the Balance Sheets			Fair value at end of period	Amount on the Balance Sheets			Fair value at end of period
Balance at beginning of period	Changes during period	Balance at end of period		Balance at beginning of period	Changes during period	Balance at end of period	
137,800,379	-885,648	136,914,730	167,024,000	136,914,730	-999,881	135,914,848	167,362,000
(Note 1) The amount on the Balance Sheets is the acquisition cost less accumulated depreciation. .				(Note 1) The amount on the Balance Sheets is the acquisition cost less accumulated depreciation.			
(Note 2) The fair value at the end of the fiscal period is the appraisal value provided by an outside real estate appraiser.				(Note 2) The fair value at the end of the fiscal period is the appraisal value provided by an outside real estate appraiser.			
The income (loss) concerning lease properties, etc. for the fiscal period ended July 31, 2011 is as indicated under "Notes concerning Statements of Income" above.				The income (loss) concerning lease properties, etc. for the fiscal period ended January 31, 2012 is as indicated under "Notes concerning statements of income" above.			

i. Transactions with related parties

12th Fiscal Period (from February 1, 2011 to July 31, 2011)

1. Parent company and principal corporate unitholders
Not applicable
2. Affiliates
Not applicable
3. Sister companies
Not applicable
4. Directors and principal individual unitholders

Classification	Name of company or individual	Address	Paid-in capital or investment	Business description or occupation	Voting rights holding ratio	Nature of transaction description	Transaction amount (Thousands of yen)	Amount	Balance at end of period (Thousands of yen)
Director or the close relative	Reiji Fujita	-	-	Executive Director of Japan Logistics Fund, Inc. and President, CEO of Mitsui & Co., Logistics Partners Ltd.	-	Payment of asset management fee to Mitsui & Co., Logistics Partners Ltd. (Note 1)	428,406 (Note 2)	Accrued expenses	300,793 (Note 2)

(Note 1) This is a transaction executed by Reiji Fujita as the representative of a third party (Mitsui & Co., Logistics Partners Ltd.), and the fee is in line with the Articles of Incorporation of the Fund.

(Note 2) Of the above amounts, the transaction amount does not include consumption taxes while the balance at the end of fiscal period does.

13th Fiscal Period (from August 1, 2011 to January 31, 2012)

1. Parent company and principal corporate unitholders
Not applicable
2. Affiliates
Not applicable
3. Sister companies
Not applicable
4. Directors and principal individual unitholders

Classification	Name of company or individual	Address	Paid-in capital or investment	Business description or occupation	Voting rights holding ratio	Nature of transaction description	Transaction amount (Thousands of yen)	Amount	Balance at end of period (Thousands of yen)
Director or the close relative	Reiji Fujita	-	-	Executive Director of Japan Logistics Fund, Inc. and President, CEO of Mitsui & Co., Logistics Partners Ltd.	-	Payment of asset management fee to Mitsui & Co., Logistics Partners Ltd. (Note 1)	431,472 (Note 2)	Accrued expenses	299,699 (Note 2)

(Note 1) This is a transaction executed by Reiji Fujita as the representative of a third party (Mitsui & Co., Logistics Partners Ltd.), and the fee is in line with the Articles of Incorporation of the Fund.

(Note 2) Of the above amounts, the transaction amount does not include consumption taxes while the balance at the end of fiscal period does.

j. Tax effect accounting

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
1. Breakdown of major causes of deferred tax assets and deferred tax liabilities (Deferred tax assets) <div style="text-align: right;">(Thousands of yen)</div> Exclusion from local corporate tax deductibles 19 Total deferred tax assets 19 Deferred tax assets, net 19	1. Breakdown of major causes of deferred tax assets and deferred tax liabilities (Deferred tax assets) <div style="text-align: right;">(Thousands of yen)</div> Exclusion from local corporate tax deductibles 20 Total deferred tax assets 20 Deferred tax assets (net) 20
2. Breakdown by major item of causes of material difference between the effective statutory tax rate and the rates of income taxes after applying tax-effect accounting Effective statutory tax rate 39.33% (Adjustments) Dividends paid included in deductibles -39.31% Other 0.02% Effective income tax rate after the application of tax effect accounting 0.04%	2. Breakdown of major items causing a material variance between the effective statutory tax rate and the rates of income taxes after applying tax-effect accounting Effective statutory tax rate 39.33% (Adjustments) Dividends paid included in deductibles -39.31% Other 0.02% Effective income tax rate after the application of tax effect accounting 0.04%

- k. Disclosures of notes concerning "retirement benefits" and "equity in earnings of affiliates" are omitted as the necessity of disclosures in the Financial Report is immaterial.

I. Notes to segment information

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)																								
<p>1. Segment information Description is omitted as the Fund engages in a single segment of the real estate leasing business.</p> <p>2. Related information</p> <p>(1) Information by product and service Description is omitted as net sales for external customers in a single product/service category exceed 90% of the operating revenue on Statements of Income.</p> <p>(2) Information by region</p> <p>(i) Net sales Description is omitted as net sales for external customers in Japan exceed 90% of the operating revenue on Statements of Income.</p> <p>(ii) Property, plant, and equipment Description is omitted as the amount of property, plant, and equipment located in Japan exceeds 90% of the property, plant, and equipment on the Balance Sheets.</p> <p>(3) Information by major client</p> <p style="text-align: right;">(Thousands of yen)</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Name of client</th> <th>Net revenue</th> <th>Related segment</th> </tr> </thead> <tbody> <tr> <td>Tri-net Logistics Co., Ltd. (Note 1)</td> <td style="text-align: center;">- (Note 2)</td> <td>Real estate leasing business</td> </tr> <tr> <td>Sagawa Express Co., Ltd.</td> <td style="text-align: center;">- (Note 2)</td> <td>Real estate leasing business</td> </tr> <tr> <td>SETTSU WAREHOUSE Co., Ltd.</td> <td style="text-align: center;">- (Note 2)</td> <td>Real estate leasing business</td> </tr> </tbody> </table> <p>(Note 1) A consolidated subsidiary of Mitsui & Co., Ltd. The same applies hereafter. (Note 2) Description is not available as the tenant did not agree to have rent and other information disclosed.</p>	Name of client	Net revenue	Related segment	Tri-net Logistics Co., Ltd. (Note 1)	- (Note 2)	Real estate leasing business	Sagawa Express Co., Ltd.	- (Note 2)	Real estate leasing business	SETTSU WAREHOUSE Co., Ltd.	- (Note 2)	Real estate leasing business	<p>1. Segment information Description is omitted as the Fund engages in a single segment of the real estate leasing business.</p> <p>2. Related information</p> <p>(1) Information by product and service Description is omitted as net sales for external customers in a single product/service category exceed 90% of the operating revenue on Statements of Income.</p> <p>(2) Information by region</p> <p>(i) Net sales Description is omitted as net sales for external customers in Japan exceed 90% of the operating revenue on Statements of Income.</p> <p>(ii) Property, plant, and equipment Description is omitted as the amount of property, plant, and equipment located in Japan exceed 90% of the property, plant, and equipment on the Balance Sheets.</p> <p>(3) Information by major client</p> <p style="text-align: right;">(Thousands of yen)</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Name of client</th> <th>Net revenue</th> <th>Related segment</th> </tr> </thead> <tbody> <tr> <td>Tri-net Logistics Co., Ltd. (Note 1)</td> <td style="text-align: center;">- (Note 2)</td> <td>Real estate leasing business</td> </tr> <tr> <td>Sagawa Express Co., Ltd.</td> <td style="text-align: center;">- (Note 2)</td> <td>Real estate leasing business</td> </tr> <tr> <td>SETTSU WAREHOUSE Co., Ltd.</td> <td style="text-align: center;">- (Note 2)</td> <td>Real estate leasing business</td> </tr> </tbody> </table> <p>(Note 1) A consolidated subsidiary of Mitsui & Co., Ltd. The same applies hereafter. (Note 2) Description is not available as the tenant did not agree to have rent and other information disclosed.</p>	Name of client	Net revenue	Related segment	Tri-net Logistics Co., Ltd. (Note 1)	- (Note 2)	Real estate leasing business	Sagawa Express Co., Ltd.	- (Note 2)	Real estate leasing business	SETTSU WAREHOUSE Co., Ltd.	- (Note 2)	Real estate leasing business
Name of client	Net revenue	Related segment																							
Tri-net Logistics Co., Ltd. (Note 1)	- (Note 2)	Real estate leasing business																							
Sagawa Express Co., Ltd.	- (Note 2)	Real estate leasing business																							
SETTSU WAREHOUSE Co., Ltd.	- (Note 2)	Real estate leasing business																							
Name of client	Net revenue	Related segment																							
Tri-net Logistics Co., Ltd. (Note 1)	- (Note 2)	Real estate leasing business																							
Sagawa Express Co., Ltd.	- (Note 2)	Real estate leasing business																							
SETTSU WAREHOUSE Co., Ltd.	- (Note 2)	Real estate leasing business																							

m. Per unit information

12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Net assets per unit	¥675,179
Net income per unit	¥15,991
Diluted net income per unit is not stated as there are no diluted investment units.	
	¥676,727
	¥17,538
Diluted net income per unit is not stated as there are no diluted investment units.	

(Note) The calculation of net income per unit is based on the following.

	12 th Fiscal Period (from February 1, 2011 to July 31, 2011)	13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Net income	2,366,668	2,595,665
Amount not available to common unitholders	-	-
Net income pertaining to common investment units	2,366,668	2,595,665
Average number of investment units during period	148,000 units	148,000 units

n. Significant subsequent events

13 th Fiscal Period (from August 1, 2011 to January 31, 2012)
Not applicable

(10) Changes in the total number of investment units issued and outstanding

There is no change in the total amount of investment as no capital increase, etc. was performed during the period. The following provides a summary of capital increase, etc. in the past periods.

Date	Summary	Total number of investment units issued		Total investments (Millions of yen)		Remarks
		Change	Balance	Change	Balance	
February 22, 2005	Private placement offering	1,000	1,000	500	500	(Note 1)
May 6, 2005	Capital increase through public offering	55,700	56,700	29,562	30,062	(Note 2)
June 1, 2005	Capital increase through third-party allotment	2,800	59,500	1,486	31,548	(Note 3)
February 8, 2006	Capital increase through public offering	46,500	106,000	35,668	67,217	(Note 4)
March 8, 2006	Capital increase through third-party allotment	2,800	108,800	2,147	69,365	(Note 5)
August 31, 2007	Capital increase through public offering	13,500	122,300	12,656	82,021	(Note 6)
February 23, 2010	Capital increase through public offering	8,500	130,800	5,123	87,145	(Note 7)
March 25, 2010	Capital increase through third-party allotment	500	131,300	301	87,446	(Note 8)
August 30, 2010	Capital increase through public offering	16,000	147,300	9,689	97,136	(Note 9)
September 24, 2010	Capital increase through third-party allotment	700	148,000	423	97,559	(Note 10)

(Note 1) Upon the establishment of the Fund, investment units were issued at the price of ¥500,000 per unit.

(Note 2) Investment units were newly issued at the price of ¥550,000 per unit (underwriting value of ¥530,750) for the purpose of procuring funds to acquire a new property.

(Note 3) Investment units were newly issued through third-party allotment at the price of ¥530,750 per unit for the purpose of procuring funds to acquire a new property.

(Note 4) Investment units were newly issued at the price of ¥793,800 per unit (underwriting value of ¥767,070) for the purpose of procuring funds to acquire a new property.

(Note 5) Investment units were newly issued through third-party allotment at the price of ¥767,070 per unit for the purpose of procuring funds to acquire a new property.

(Note 6) Investment units were newly issued at the price of ¥971,180 per unit (underwriting value of ¥937,486) for the purpose of procuring funds to acquire a new property.

(Note 7) Investment units were newly issued at the price of ¥624,680 per unit (underwriting value of ¥602,784) for the purpose of procuring funds to acquire a new property.

(Note 8) Investment units were newly issued through third-party allotment at the price of ¥602,784 per unit for the purpose of partially appropriating the funds to repay loans.

(Note 9) Investment units were newly issued at the price of ¥627,590 per unit (underwriting value of ¥605,592) for the purpose of procuring funds to acquire a new property.

(Note 10) Investment units were newly issued through third-party allotment at the price of ¥605,592 per unit for the purpose of partially appropriating the funds to repay loans.

4. Changes in Directors**(1) Changes in Directors of the Fund**

Based on the resolution reached at the 5th General Unitholders' Meeting of the Fund held on October 18, 2011, the following reappointments were made: Reiji Fujita, Executive Director; Takachiyo Sutou, Supervisory Director; Kiichiro Sei, Supervisory Director, and Tetsuya Azuma, Supervisory Director. Kiichiro Sei, Supervisory Director passed away on January 27, 2012.

Directors of the Fund as of January 31, 2012 are as follows.

Title	Name	
Executive Director	Reiji Fujita	
Supervisory Director	Takachiyo Sutou	Tetsuya Azuma

(Note) Executive Director and Supervisory Directors do not own investment units of the Fund under their own or other names.

(2) Changes in directors of the asset management company

The following change in directors took place at Mitsui & Co., Logistics Partners Ltd., the asset management company to which the Fund entrusts the management of assets.

Retirement (As of September 30, 2011) Director Hiromasa Tsuji

Directors of the asset management company as of January 31, 2012, are as follows.

Title	Name			
President, CEO	Reiji Fujita			
Director	Kenichiro Matsuoka	Satoshi Miyagawa		
	Masato Hisamune	Masahiko Tsumoto	Hiroshi Yoshida	Akihiro Asano
Corporate Auditor	Ichiro Tanaka	Nobuyoshi Itoigawa		

(Note) Directors and Corporate Auditors do not own investment units of the Fund under their own or other names.

5. Reference Information

(1) Asset composition of the Fund

Type of assets	Use of assets	Region (Note 2)	12 th Fiscal Period (as of July 31, 2011)		13 th Fiscal Period (as of January 31, 2012)	
			Total amount held (Millions of yen) (Note 3)	Percentage to total assets (%) (Note 4)	Total amount held (Millions of yen) (Note 3)	Percentage to total assets (%) (Note 4)
Real estate	Logistics facility	Tokyo Metropolitan Area	6,214	4.3	6,169	4.3
		Kinki/Chubu/Kyushu Areas	5,746	4.0	5,726	4.0
		Other Areas	-	0.0	-	0.0
	Subtotal		11,961	8.3	11,896	8.2
Real estate in trust	Logistics facility	Tokyo Metropolitan Area	101,229	69.9	100,502	69.4
		Kinki/Chubu/Kyushu Areas	13,563	9.4	13,461	9.3
		Other Areas	10,160	7.0	10,054	6.9
	Subtotal		124,953	86.3	124,018	85.7
Deposits and other assets (Note 5)			7,938	5.5	8,844	6.1
Total assets			144,853	100.0	144,759	100.0

(Note 1) Descriptions under "5. Reference Information" herein are as of January 31, 2012, as a general rule, unless otherwise indicated.

(Note 2) For region, please refer to "Geographical regions" below.

(Note 3) The total amount owned is based on the figures posted on the Balance Sheets as of the end of the fiscal period (real estate and real estate in trust are presented in book values after depreciation), and figures below one million yen have been omitted.

(Note 4) Figures are rounded off to the first decimal place.

(Note 5) Deposits and other assets include deposit in trust assets of ¥2,513 million for the fiscal year ended July 31, 2011 and of ¥2,516 million for the fiscal year ended January 31, 2012.

<Area classification>

Area classification		Major areas
Tokyo Metropolitan Area	Bay areas	Shinagawa-ku (Ooi, etc.), Koto-ku (Shin-kiba, Shiomi, Tatsumi, etc.), Oota-ku (Haneda area, etc.), Yokohama-shi Kawasaki-shi, Urayasu-shi, Funabashi-shi
	Inland areas	Around national route No. 16, Tama district of Tokyo, Southern Saitama, Eastern Kanagawa, and Northwestern Chiba
Kinki Area	Chubu Area	Bay areas along the Osaka Bay and adjacent to consumption areas in and around Osaka-shi, between Osaka and Kobe, between Kyoto and Osaka, as well as along the Kinki Expressway
Kyushu Area		Nagoya Port area, Komaki-shi, Kasugai-shi, Toyota-shi Fukuoka-shi
Other Areas		Areas where locational advantage can be attained, e.g. close to consumption areas

	12 th Fiscal Period (as of July 31, 2011)		13 th Fiscal Period (as of January 31, 2012)	
	Amount (Millions of yen) (Note 1)	Percentage to total assets (%) (Note 2)	Amount (Millions of yen) (Note 1)	Percentage to total assets (%) (Note 2)
Total liabilities	44,926	31.0	44,603	30.8
Total net assets	99,926	69.0	100,155	69.2
Total assets	144,853	100.0	144,759	100.0

(Note 1) Figures below one million yen are omitted.

(Note 2) Figures are rounded off to the first decimal place.

(2) Real estate investment portfolio

(i) List of portfolio properties

The Fund owns the following real estate, etc.

Property No.	Name of real estate, etc.	Type of Ownership	Acquisition price (Millions of yen) (Note 2)	Investment ratio (%) (Note 3)	Total leasable area (m ²) (Note 4)	Leased area (m ²) (Note 5)	Total number of tenants	Occupancy rate (%)	PML value (%) (Note 6)
M-1	Funabashi Logistics Center	Beneficiary right of real estate in trust	8,675	6.1	29,556.79	28,738.98	3	97.2	13.0
M-2	Urayasu Logistics Center	Beneficiary right of real estate in trust	2,902	2.0	9,543.72	9,543.72	1	100.0	18.3
M-3	Hiratsuka Logistics Center	Beneficiary right of real estate in trust	1,466	1.0	11,225.72	11,225.72	1	100.0	21.1 (Note 7)
M-4	Shinkiba Logistics Center	Beneficiary right of real estate in trust	2,454	1.7	10,616.80	10,616.80	1	100.0	17.6
M-5	Urayasu Chidori Logistics Center	Beneficiary right of real estate in trust	6,000	4.2	31,790.42	31,790.42	1	100.0	13.8
M-6	Funabashi Nishiura Logistics Center	Beneficiary right of real estate in trust	5,700	4.0	35,134.44	35,134.44	2	100.0	7.1
M-7	Funabashi Nishiura Logistics Center II	Beneficiary right of real estate in trust	9,330	6.5	73,859.32	73,859.32	1	100.0	11.5
M-8	Kawasaki Logistics Center	Beneficiary right of real estate in trust	10,905	7.6	41,630.54	41,630.54	1	100.0	14.6
M-9	Narashino Logistics Center	Beneficiary right of real estate in trust	1,690	1.2	2,442.87	2,442.87	1	100.0	11.3
M-10	Yokosuka Logistics Center	Beneficiary right of real estate in trust	3,305	2.3	21,364.11	21,364.11	1	100.0	22.0 (Note 7)
M-11	Yachiyo Logistics Center	Beneficiary right of real estate in trust	2,266	1.6	17,689.95	17,689.95	1	100.0	9.1
M-12	Yokohama Fukuura Logistics Center	Beneficiary right of real estate in trust	9,800	6.8	35,882.64	35,882.64	3	100.0	16.3
M-13	Yachiyo Logistics Center II	Beneficiary right of real estate in trust	5,300	3.7	32,389.70	32,389.70	1	100.0	7.6
M-14	Urayasu Chidori Logistics Center II	Real estate	1,640	1.1	6,192.80	6,192.80	1	100.0	13.1
M-15	Ichikawa Logistics Center	Real estate	4,550	3.2	18,686.12	18,686.12	1	100.0	11.8
M-16	Shinonome Logistics Center	Beneficiary right of real estate in trust	11,800	8.2	16,175.31 (Note 8)	16,175.31 (Note 8)	1	100.0	14.4
M-17	Narashino Logistics Center II	Beneficiary right of real estate in trust	7,875	5.5	43,208.86 (Note 8)	43,208.86 (Note 8)	3	100.0	11.1
M-18	Ichikawa Logistics Center II	Beneficiary right of real estate in trust	17,415	12.2	66,497.99 (Note 8)	66,497.99 (Note 8)	2	100.0	4.2
Subtotal for the Tokyo Metropolitan Area			113,073	78.9	503,888.10	503,070.29	26	99.8	-
T-1	Daito Logistics Center	Beneficiary right of real estate in trust	9,762	6.8	92,730.14	92,730.14	1	100.0	13.8
T-2	Osaka Fukuzaki Logistics Center	Beneficiary right of real estate in trust	4,096	2.9	23,726.80	23,726.80	1	100.0	14.1
T-3	Chubu Haruhi Logistics Center (land title)	Real estate	685	0.5	10,457.02	10,457.02	1	100.0	-
T-4	Kadoma Logistics Center	Real estate	989	0.7	7,293.92	7,293.92	1	100.0	13.3

Property No.	Name of real estate, etc.	Type of Ownership	Acquisition price (Millions of yen) (Note 2)	Investment ratio (%) (Note 3)	Total leasable area (m ²) (Note 4)	Leased area (m ²) (Note 5)	Total number of tenants	Occupancy rate (%)	PML value (%) (Note 6)
T-5	Komaki Logistics Center	Real estate	2,100	1.5	9,486.45	9,486.45	1	100.0	8.7
T-6	Komaki Logistics Center II	Real estate	1,800	1.3	10,708.41	-	-	0.0	8.3
Subtotal for Kinki/Chubu/Kyushu Areas			19,432	13.6	154,402.74	143,694.33	5	93.1	-
O-1	Maebashi Logistics Center	Beneficiary right of real estate in trust	1,230	0.9	3,455.53	3,455.53	1	100.0	9.0
O-2	Hanyu Logistics Center	Beneficiary right of real estate in trust	1,705	1.2	3,518.58	3,518.58	1	100.0	11.6
O-3	Saitama Kisai Logistics Center	Beneficiary right of real estate in trust	4,010	2.8	24,574.40	24,574.40	1	100.0	10.5
O-4	Kazo Logistics Center	Beneficiary right of real estate in trust	3,790	2.6	25,130.62	25,130.62	1	100.0	9.5
Subtotal for other Areas			10,735	7.5	56,679.13	56,679.13	4	100.0	-
Portfolio total			143,240	100.0	714,969.97	703,443.75	35	98.4	9.3

(Note 1) Listed properties are primarily used as logistics facilities.

(Note 2) The acquisition price is indicated with figures below one million yen omitted.

(Note 3) The investment ratio represents the ratio of the acquisition price of each piece of real estate, etc. to the total acquisition price of real estate, etc. owned by the Fund, and is indicated by rounding off to the first decimal place.

(Note 4) The total leasable area is the registered floor area less any area of space not considered for rent. With regard to items for which a more accurate leasable area can be confirmed based on the building floor plan attached to the lease contract, the area recognized to be leasable is indicated as per such floor plan. For Chubu Haruhi Logistics Center (land title), the leasable area of land indicated in the lease contract is provided. The same applies for each description under "5. Reference Information".

(Note 5) The rented area represents the total area as part of the total leasable area of the area of the building (or land) indicated in the lease contract of each piece of real estate, etc. It is possible in each lease contract that the portion not included in the leasable area is part of the area for rent concerning the building provided in the lease contract. The same applies for each description under "5. Reference Information".

(Note 6) PML (Probable Maximum Loss) is the projected loss ratio in an earthquake. While no consistent, clear definition of PML is available, it is the ratio of projected loss amount against building replacement cost for which the loss value and the probability rate against large and small earthquakes that could possibly occur in a period of 475 years were computed and statistically applied. The calculations are performed based on onsite research on each respective property, assessment of building status, checking consistency with the floor plan, ground conditions at each site, regional factors, and structural conditions. Loss herein refers to physical damage only, and does not take into consideration secondary damage to people's lives and other facilities in the vicinity. Damage factors include structural damage and internal and external physical damage, and do not consider fire on site caused by an earthquake or fire spreading from another facility. Shimizu Corporation has prepared an earthquake risk research report with regard to portfolio properties owned by the Fund. Such report, however, does not guarantee the contents provided and simply reflects the opinion of the research institution.

(Note 7) Earthquake insurance is secured as the PML value exceeds 20%.

(Note 8) Figures for quasi-co-ownership are indicated.

Shinonome Logistics Center: 47%
Narashino Logistics Center II: 90%
Ichikawa Logistics Center II: 90%

(ii) Diversification of portfolio

Diversification of portfolio properties owned by the Fund is described below.

A. Ratio by region

Region	Total leasable area (m ²)	Ratio (%) (Note)	Acquisition price (Millions of yen)	Ratio (%) (Note)
Tokyo Metropolitan Area	503,888.10	70.5	113,073	78.9
Kinki/Chubu/Kyushu Areas	154,402.74	21.6	19,432	13.6
Other Areas	56,679.13	7.9	10,735	7.5
Total	714,969.97	100.0	143,240	100.0

(Note) Figures are rounded off to the first decimal place.

B. Ratio by total leasable area

Total leasable area (m ²)	Number of properties	Ratio (%) (Note)	Acquisition price (Millions of yen)	Ratio (%) (Note)
Over 30,000 m ²	9	32.1	82,087	57.3
Over 10,000 m ² but 30,000 m ² or less	12	42.9	48,897	34.1
10,000 m ² or less	7	25.0	12,256	8.6
Total	28	100.0	143,240	100.0

(Note) Figures are rounded off to the first decimal place.

C. Ratio by leasehold period

Leasehold period (Residual period)	Leased area (m ²)	Ratio (%) (Note)	Annual rent (Yen)	Ratio (%) (Note 2)
Over 10 years	173,204.83	24.6	3,067,293,564	29.1
Over 5 years but within 10 years	126,312.23	18.0	1,711,268,772	16.2
Over 3 years but within 5 years	143,665.74	20.4	1,572,010,260	14.9
Within 3 years (initial agreement)	188,357.79	26.8	2,950,377,948	28.0
Within 3 years (automatic renewal)	71,903.16	10.2	1,248,168,444	11.8
Total	703,443.75	100.0	10,549,118,988	100.0

(Note) Figures are rounded off to the first decimal place.

(iii) Performance of portfolio properties

The following provides a summary of performance for the 13th fiscal period of real estate, etc. owned by the Fund.

The "performance data" for each piece of real estate, etc. provide the following.

- The amounts indicated under "Performance data" are not intended to provide or guarantee future values.
- Amounts are presented with figures below one million yen omitted, and are posted on an accrual basis in principle.
- "Real estate leasing business revenue" includes rent, common area maintenance fees, and income from parking charges, utilities expenses, and other.
- "Taxes and public dues" includes property tax and city planning tax. As a general rule, the obligation to pay property tax and city planning tax comes into effect on January 1 of each year. Such tax payments, however, are not posted as real estate leasing business expenses, as the Fund, when settling property and city planning taxes incurred at the time of property acquisition, includes the amount settled as part of the acquisition cost.
- "Repair expenses" may vary when the Fund holds properties for a long period of time as such expenses differ from period to period, and, by nature, do not arise on a regular basis.
- "Insurance expenses" posted represents the portion of casualty insurance corresponding to the respective period.
- "Other expenses" includes trust fees.

(Millions of yen)

Property No.	M-1	M-2	M-3	M-4	M-5
Name of real estate, etc.	Funabashi Logistics Center	Urayasu Logistics Center	Hiratsuka Logistics Center	Shinkiba Logistics Center	Urayasu Chidori Logistics Center
Time of commencement	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011
Time of termination	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012
Number of days under management	184	184	184	184	184
Book value at end of period	7,306	2,849	1,417	2,297	5,566
Appraised value at end of period	8,890	4,870	1,720	3,030	9,320
DC method	8,890	4,870	1,740	3,010	9,200
Discount rate	5.2%	5.1% (Note 1)	5.6%	5.0%/5.2%	4.9%/5.1%
Terminal capitalization rate	5.5%	(Note 1)	6.1%	5.5%	5.2%
DC method	-	-	1,780	3,080	9,610
Capitalization rate	-	-	5.8%	5.2%	4.9%
(i) Total real estate leasing business revenue	464	121	Not disclosed (Note 2)	Not disclosed (Note 2)	247
Rent revenue - real estate	413	121			247
Other lease business revenue	51	-			-
(ii) Total real estate leasing business expenses	200	14			72
Taxes and dues	26	4			14
Outsourcing service expenses	25	1			4
Utilities expenses	36	-			-
Repair expenses	12	0			1
Insurance expenses	1	0			0
Other expenses related to rent business	12	1			0
Depreciation and amortization	85	6	9	13	49
Loss on retirement of noncurrent assets	0	0	0	17	-
(iii) Income from real estate leasing business (= (i) - (ii))	263	106	7	46	174
(iv) NOI from leasing business (= (iii) + depreciation and amortization + loss on retirement of noncurrent assets)	349	112	17	77	224
(v) Capital expenditure	7	2	13	36	49
(vi) NCF (= (iv) - (v))	341	110	3	41	174

(Note 1) The terminal value discount rate is 5.4%. The final capitalization rate reflects the reclamation sales price.

(Note 2) Not disclosed as the tenant did not agree to disclosure.

(Millions of yen)

Property No.	M-6	M-7	M-8	M-9	M-10
Name of real estate, etc.	Funabashi Nishiura Logistics Center	Funabashi Nishiura Logistics Center II	Kawasaki Logistics Center	Narashino Logistics Center	Yokosuka Logistics Center
Time of commencement	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011
Time of termination	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012
Number of days under management	184	184	184	184	184
Book value at end of period	4,958	8,320	10,288	1,606	3,001
Appraised value at end of period	6,820	12,000	12,800	2,070	3,160
DC method	6,780	12,000	13,200	2,040	3,180
Discount rate	5.0%/5.2%	5.0%/5.2%	5.1%	5.5%	5.7%
Terminal capitalization rate	5.4%	5.8%	5.3%	5.5%	6.3%
DC method	6,910	11,900	13,400	2,130	3,100
Capitalization rate	5.1%	5.5%	5.0%	5.2%	6.0%
(i) Total real estate leasing business revenue	218	392	Not disclosed (Note)	60	Not disclosed (Note)
Rent revenue - real estate	205	390		60	
Other lease business revenue	13	2		0	
(ii) Total real estate leasing business expenses	113	125		18	
Taxes and dues	28	23		3	
Outsourcing service expenses	3	3		0	
Utilities expenses	11	-		-	
Repair expenses	0	3		1	
Insurance expenses	0	2		0	
Other expenses related to rent business	0	1		0	
Depreciation and amortization	67	91	69	11	24
Loss on retirement of noncurrent assets	0	-	22	-	-
(iii) Income from real estate leasing business (= (i) - (ii))	105	267	266	42	74
(iv) NOI from leasing business (= (iii) + depreciation and amortization + loss on retirement of noncurrent assets)	173	358	357	54	98
(v) Capital expenditure	0	16	47	-	-
(vi) NCF (= (iv) - (v))	172	342	310	54	98

(Note) Not disclosed as the tenant did not agree to disclosure.

(Millions of yen)

Property No.	M-11	M-12	M-13	M-14	M-15
Name of real estate, etc.	Yachiyo Logistics Center	Yokohama Fukuura Logistics Center	Yachiyo Logistics Center II	Urayasu Chidori Logistics Center II	Ichikawa Logistics Center
Time of commencement	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011
Time of termination	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012
Number of days under management	184	184	184	184	184
Book value at end of period	2,088	9,137	4,909	1,604	4,564
Appraised value at end of period	2,330	10,000	6,240	1,680	4,670
DC method	2,270	9,950	6,230	1,650	4,620
Discount rate	5.6%	5.5%	5.2%/5.4%	5.2%	5.2%/5.3%
Terminal capitalization rate	6.1%	5.6%	5.8%	5.3%	5.3%
DC method	2,560	10,100	6,250	1,740	4,800
Capitalization rate	5.8%	5.3%	5.5%	5.0%	5.0%
(i) Total real estate leasing business revenue			193		
Rent revenue - real estate			193		
Other lease business revenue			-		
(ii) Total real estate leasing business expenses			88		
Taxes and dues	Not disclosed (Note)	Not disclosed (Note)	16	Not disclosed (Note)	Not disclosed (Note)
Outsourcing service expenses			0		
Utilities expenses			0		
Repair expenses			-		
Insurance expenses			0		
Other expenses related to rent business			1		
Depreciation and amortization	17	85	69	16	29
Loss on retirement of noncurrent assets	-	-	-	-	0
(iii) Income from real estate leasing business (= (i) - (ii))	56	197	105	28	93
(iv) NOI from leasing business (= (iii) + depreciation and amortization + loss on retirement of noncurrent assets)	74	283	174	44	122
(v) Capital expenditure	-	-	3	-	-
(vi) NCF (= (iv) - (v))	74	283	171	44	122

(Note) Not disclosed as the tenant did not agree to disclosure.

(Millions of yen)

Property No.	M-16	M-17	M-18	T-1	T-2
Name of real estate, etc.	Shinonome Logistics Center (Note 1)	Narashino Logistics Center II (Note 1)	Ichikawa Logistics Center II (Note 1)	Daito Logistics Center	Osaka Fukuzaki Logistics Center
Time of commencement	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011
Time of termination	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012
Number of days under management	184	184	184	184	184
Book value at end of period	11,863	7,655	17,234	9,747	3,713
Appraised value at end of period	12,200	8,340	18,600	16,400	5,240
DC method	12,100	8,330	18,500	16,800	5,210
Discount rate	5.3%	5.4%	5.0%/5.1%	5.6%	5.5%
Terminal capitalization rate	5.4%	5.5%	5.3%	5.7%	5.6%
DC method	12,500	8,350	18,800	17,000	5,320
Capitalization rate	5.1%	5.2%	5.0%	5.4%	5.3%
(i) Total real estate leasing business revenue	352				163
Rent revenue - real estate	352				163
Other lease business revenue	0				-
(ii) Total real estate leasing business expenses	92				55
Taxes and dues	28				19
Outsourcing service expenses	0	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	0
Utilities expenses	-				-
Repair expenses	8				0
Insurance expenses	0				0
Other expenses related to rent business	0				2
Depreciation and amortization	53	91	120	88	32
Loss on retirement of noncurrent assets	-	-	-	0	-
(iii) Income from real estate leasing business (= (i) - (ii))	260	147	380	382	107
(iv) NOI from leasing business (= (iii) + depreciation and amortization + loss on retirement of noncurrent assets)	314	238	501	470	140
(v) Capital expenditure	0	-	0	18	0
(vi) NCF (= (iv) - (v))	313	238	501	452	139

(Note 1) Figures for quasi-co-ownership are indicated.

Shinonome Logistics Center: 47%; Narashino Logistics Center II: 90%; Ichikawa Logistics Center II: 90%

(Note 2) Not disclosed as the tenant did not agree to disclosure.

(Millions of yen)

Property No.	T-3	T-4	T-5	T-6	O-1
Name of real estate, etc.	Chubu Haruhi Logistics Center (land title)	Kadoma Logistics Center	Komaki Logistics Center	Komaki Logistics Center II	Maebashi Logistics Center
Time of commencement	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011	August 1, 2011
Time of termination	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012	January 31, 2012
Number of days under management	184	184	184	184	184
Book value at end of period	731	1,111	2,040	1,843	1,104
Appraised value at end of period	792	1,170	1,890	1,680	1,360
DC method	823	1,150	1,880	1,660	1,350
Discount rate	5.4%	5.6%	5.4%/5.6%	5.5%	5.8%
Terminal capitalization rate	5.7%	5.7%	5.7%	5.7%	5.8%
DC method	-	1,210	1,900	1,740	1,390
Capitalization rate	-	5.4%	5.4%	5.4%	5.5%
(i) Total real estate leasing business revenue	16	Not disclosed (Note)	Not disclosed (Note)	55	43
Rent revenue - real estate	16			55	43
Other lease business revenue	-			0	-
(ii) Total real estate leasing business expenses	3			53	16
Taxes and dues	3			4	3
Outsourcing service expenses	0			1	0
Utilities expenses	-			-	-
Repair expenses	-			9	0
Insurance expenses	-			0	0
Other expenses related to rent business	-			0	0
Depreciation and amortization	-	10	14	16	10
Loss on retirement of noncurrent assets	-	-	0	21	0
(iii) Income from real estate leasing business (= (i) - (ii))	12	26	41	2	27
(iv) NOI from leasing business (= (iii) + depreciation and amortization + loss on retirement of noncurrent assets)	12	36	55	39	38
(v) Capital expenditure	-	-	0	41	0
(vi) NCF (= (iv) - (v))	12	36	55	1	38

(Note) Not disclosed as the tenant did not agree to disclosure.

(Millions of yen)

Property No.	O-2	O-3	O-4
Name of real estate, etc.	Hanyu Logistics Center	Saitama Kisai Logistics Center	Kazo Logistics Center
Time of commencement	August 1, 2011	August 1, 2011	August 1, 2011
Time of termination	January 31, 2012	January 31, 2012	January 31, 2012
Number of days under management	184	184	184
Book value at end of period	1,558	3,738	3,653
Appraised value at end of period	1,860	4,220	4,010
DC method	1,840	4,200	4,010
Discount rate	5.8%	5.5%/5.7%	5.6%
Terminal capitalization rate	5.9%	5.9%	5.7%
DC method	1,910	4,280	4,010
Capitalization rate	5.6%	5.6%	5.4%
(i) Total real estate leasing business revenue	59	Not disclosed (Note)	124
Rent revenue - real estate	59		124
Other lease business revenue	-		-
(ii) Total real estate leasing business expenses	18		66
Taxes and dues	4		14
Outsourcing service expenses	0		1
Utilities expenses	-		0
Repair expenses	-		3
Insurance expenses	0		0
Other expenses related to rent business	0		0
Depreciation and amortization	13	36	45
Loss on retirement of noncurrent assets	-	-	-
(iii) Income from real estate leasing business (= (i) - (ii))	40	83	57
(iv) NOI from leasing business (= (iii) + depreciation and amortization + loss on retirement of noncurrent assets)	53	119	102
(v) Capital expenditure	-	-	-
(vi) NCF (= (iv) - (v))	53	119	102

(Note) Not disclosed as the tenant did not agree to disclosure.

(3) Capital expenditure for assets under management

(i) Scheduled capital expenditure

Major scheduled capital expenditures associated with the planned repair work for real estate, etc. owned by the Fund are listed below. The following scheduled expenditures include those accounted for as expenses.

Name of real estate, etc. (Location)	Purpose	Scheduled period	Estimated construction cost (Millions of yen) (Note)		
			Total amount	Payment for the period	Total amount paid
Yokosuka Logistics Center (Yokosuka-shi, Kanagawa)	Upgrading work	From February 2012 to July 2012	199	-	-
Kazo Logistics Center (Kazo-shi, Saitama)	Power generator installation work	From February 2012 to May 2012	40	-	-
Funabashi Nishiura Logistics Center II (Funabashi-shi, Chiba)	Elevator replacement work	July 2012	26	-	-
Other real estate, etc.	-	-	63		
Capital expenditure due to disaster	-	-	19		
Total			349		

(Note) Figures are rounded down to the nearest million yen.

(ii) Capital expenditure during the fiscal period

The following provides a summary of major construction work applicable to capital expenditure performed during the fiscal period in connection with the real estate, etc. owned by the Fund. Capital expenditure for the 13th fiscal period totals ¥241 million. In addition, repair expenses of ¥116 million are classified under operating expenses for the fiscal period.

Name of real estate, etc. (Location)	Purpose	Period	Amount of expenditure (Millions of yen) (Note)
Kawasaki Logistics Center (Kawasaki-shi, Kanagawa)	Exterior wall repair work	From October 2011 to December 2011	47
Komaki Logistics Center II (Komaki-shi, Aichi)	Upgrading work	From November 2011 to January 2012	40
Shinkiba Logistics Center (Koto-ku, Tokyo)	Exterior wall repair work	From October 2011 to January 2012	36
Other real estate, etc.	-	-	63
*Capital expenditure due to disaster	-	-	53
Total			241

(Note) Figures are rounded down to the nearest million yen.

* Capital expenditure due to disaster

Of capital expenditures for the 13th fiscal period, those associated with the Great East Japan Earthquake, which occurred in March of 2011, totaled ¥53 million and a summary of the relevant construction work is provided below.

Name of real estate, etc. (Location)	Purpose	Period	Amount of expenditure (Millions of yen) (Note)
Urayasu Chidori Logistics Center (Urayasu-shi, Chiba)	Replacement work of asphalt at truck yard	From June 2011 to September 2011	49
Funabashi Nishiura Logistics Center II (Funabashi-shi, Chiba)	Sewage pipe replacement work	From August 2011 to October 2011	3
Total			53

(Note) Figures are rounded down to the nearest million yen.

(iii) Reserve for long-term repair plan (reserve for repairs)

Not applicable

(4) Summary of tenants

(i) Summary of leasing status

The following provides a summary of the leasing status of real estate, etc. owned by the Fund.

Name of property	Name of tenant	Business lines	Leased area (m ²)	Annual rent (Millions of yen) (Note 1) (Note 2)	Expiry of contract	Lease deposits and guarantees (Millions of yen) (Note 1) (Note 2)
Funabashi Logistics Center	Yamato Transport Co., Ltd.	Trucking business	757.03	706	December 31, 2012	524
			19,795.05		October 31, 2013	
	Sojitz Corporation	Other investment business	7,833.88	129	October 31, 2013	90
	Other (one company)	-	353.02	5	-	3
	Property total	-	28,738.98	842	-	619
Urayasu Logistics Center	Nippon Steel Trading Co., Ltd.	Steel sales and construction work	9,543.72	242	May 27, 2014	121
Hiratsuka Logistics Center	Nissho Shipping Co., Ltd.	Warehousing, transport, and railroad transport services	11,225.72	Not disclosed	August 31, 2013	Not disclosed
Shinkiba Logistics Center	Nakano Shokai Co., Ltd.	General merchandise warehousing and transport agency business	10,616.80	Not disclosed	February 28, 2015	Not disclosed
Urayasu Chidori Logistics Center	Tri-net Logistics Co., Ltd.	General merchandise warehousing business	31,790.42	494	January 10, 2013	247
Funabashi Nishiura Logistics Center	Tri-net Logistics Co., Ltd.	General merchandise warehousing business	28,076.16	Not disclosed	January 31, 2016	Not disclosed
	Chubu Transport Co., Ltd.	Warehousing and transport business	7,058.28	Not disclosed	January 31, 2016	Not disclosed
	Property total	-	35,134.44	410	-	217
Funabashi Nishiura Logistics Center II	Tri-net Logistics Co., Ltd.	General merchandise warehousing business	73,859.32	780	October 13, 2015	130
Kawasaki Logistics Center	Sagawa Global Logistics Co., Ltd.	Transport-related services	41,630.54	Not disclosed	August 31, 2013	Not disclosed
Narashino Logistics Center	Sagawa Express Co., Ltd.	General merchandise trucking business	2,442.87	121	October 20, 2025	60

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Name of property	Name of tenant	Business lines	Leased area (m ²)	Annual rent (Millions of yen) (Note 1) (Note 2)	Expiry of contract	Lease deposits and guarantees (Millions of yen) (Note 1) (Note 2)
Yokosuka Logistics Center	Paltac Corporation	Merchandise wholesale business	21,364.11	Not disclosed	June 30, 2012	Not disclosed
Yachiyo Logistics Center	TOTO LTD.	Sanitary ware manufacturing	17,689.95	Not disclosed	March 31, 2012	Not disclosed
Yokohama Fukuura Logistics Center	Sagawa Express Co., Ltd.	General merchandise trucking business	3,806.58	Not disclosed	March 20, 2027	Not disclosed
	Terrada Warehouse Company	Office leasing, General merchandise warehousing business	10,109.22	Not disclosed	March 20, 2019	Not disclosed
	Nippon Express Co., Ltd.	General merchandise trucking business	12,000.10	Not disclosed	January 31, 2015	Not disclosed
			9,966.74			
Property total	-	-	35,882.64	Not disclosed	-	Not disclosed
Yachiyo Logistics Center II	Amazon Japan Logistics Co., Ltd.	Mail order sales and general logistics service	32,389.70	387	September 30, 2022	129
Urayasu Chidori Logistics Center II	Nakano Shokai Co., Ltd.	General merchandise warehousing and transport agency business	6,192.80	Not disclosed	February 7, 2014	Not disclosed
Ichikawa Logistics Center	Tokyo Logistics Factory Co., Ltd.	General merchandise warehousing and general merchandise trucking business	18,686.12	Not disclosed	March 31, 2023	Not disclosed
Shinonome Logistics Center (Note 3)	Sagawa Express Co., Ltd.	General merchandise trucking business	34,415.56	1,500	February 20, 2026	2,750
Narashino Logistics Center II (Note 3)	Nakano Shokai Co., Ltd.	General merchandise warehousing and transport agency business	18,590.42	Not disclosed	January 31, 2013	Not disclosed
	Yamato Logistics Co., Ltd.	Truck and freight transport service	15,109.07	Not disclosed	October 31, 2015	Not disclosed
	Sanyo Electric Logistics Co., Ltd.	General merchandise warehousing and transport agency business	14,310.36	Not disclosed	October 31, 2014	Not disclosed
	Property total	-	-	48,009.85	Not disclosed	-
Ichikawa Logistics Center II (Note 3)	TOMY Company, Ltd.	Wholesale of toys and entertainment products	57,112.86	Not disclosed	November 1, 2019	Not disclosed
	JR EAST LOGISTICS CO., LTD.	General merchandise trucking business	16,773.80	Not disclosed	May 31, 2017	Not disclosed
	Property total	-	-	73,886.66	Not disclosed	-
Daito Logistics Center	SETTSU WAREHOUSE Co., Ltd.	General merchandise warehousing and general merchandise trucking business	3,493.64	Not disclosed	May 31, 2029	Not disclosed
			89,236.50		July 31, 2030	
Osaka Fukuzaki Logistics Center	Ricoh Logistics System Co., Ltd.	General merchandise trucking business and general merchandise warehousing business	23,726.80	326	November 30, 2014	210
Chubu Haruhi Logistics Center (land title)	Mitsubishi Shokuhin Co., Ltd.	Wholesale of dry food	10,457.02	33	November 30, 2015	-
Kadoma Logistics Center	Kowa Company, Ltd.	Manufacture and sale of pharmaceuticals, etc.	7,293.92	Not disclosed	March 31, 2013	Not disclosed

Name of property	Name of tenant	Business lines	Leased area (m ²)	Annual rent (Millions of yen) (Note 1) (Note 2)	Expiry of contract	Lease deposits and guarantees (Millions of yen) (Note 1) (Note 2)
Komaki Logistics Center	NIPPON ACCESS, INC.	Wholesale of foodstuffs	9,486.45	Not disclosed	August 31, 2014	Not disclosed
Komaki Logistics Center II	-	-	-	-	-	-
Maebashi Logistics Center	Sagawa Express Co., Ltd.	General merchandise trucking business	3,455.53	87	February 20, 2021	43
Hanyu Logistics Center	Sagawa Express Co., Ltd.	General merchandise trucking business	3,518.58	118	October 20, 2025	59
Saitama Kisai Logistics Center	TRANCOM CO., LTD.	General merchandise trucking business	24,574.40	Not disclosed	May 31, 2017	Not disclosed
Kazo Logistics Center	Hitachi Transport System, Ltd.	General merchandise trucking business	25,130.62	Not disclosed	April 30, 2018	Not disclosed
Portfolio total	-	-	703,443.75	10,549	-	5,380

(Note 1) Figures are rounded down to the nearest million yen.

(Note 2) "Not disclosed" signifies that the tenant did not agree to disclosing the amount.

(Note 3) The portion of quasi-co-ownership of beneficiary right of real estate in trust is owned, but data pertaining to the entire property (100%) is provided.

Shinonome Logistics Center: 47%

Narashino Logistics Center II: 90%

Ichikawa Logistics Center II: 90%

(ii) Major tenants (tenants with 10% or more of total leasable area)

Major tenants (tenants with 10% or more of total leasable area) of real estate, etc. owned by the Fund are listed below.

Name of tenant	Business Lines	Name of real estate, etc.	Annual rent (Millions of yen) (Note 1)	Lease deposits and guarantees (Millions of yen) (Note 1)	Leased area (m ²)	Lease ratio (%) (Note 2)
Tri-net Logistics Co., Ltd.	General merchandise warehousing business	Funabashi Nishiura Logistics Center II	780	130	73,859.32	10.5
		Urayasu Chidori Logistics Center	494	247	31,790.42	4.5
		Funabashi Nishiura Logistics Center	Not disclosed (Note 3)	Not disclosed (Note 3)	28,076.16	4.0
		Subtotal	Not disclosed (Note 3)	Not disclosed (Note 3)	133,725.90	19.0
SETSU WAREHOUSE Co., Ltd.	General merchandise warehousing and general merchandise trucking business	Daito Logistics Center	Not disclosed (Note 3)	Not disclosed (Note 3)	92,730.14	13.2
Total for all tenants			5,380	10,549	703,443.75	100.0

(Note 1) Figures are rounded down to the nearest million yen.

(Note 2) Figures are rounded off to the first decimal place.

(Note 3) Not disclosed as the tenant did not agree to disclosure.

(iii) Lease terms of major tenants

Lease terms given to major tenants (tenants with 10% or more of total leasable area) of real estate, etc. owned by the Fund are as follows.

Tri-net Logistics Co., Ltd.	
Funabashi Nishiura Logistics Center II	
Expiry of contract:	October 13, 2015
Type of contract:	Normal lease contract (10-year term)
Change in rent:	No particular provision.
Contract renewal:	If, at least 6 months prior to the expiry of the term of leasehold, the lessor does not notify the lessee in writing to reject renewal of the contract and the lessee does not notify the lessor to terminate the contract, the leasehold agreement is renewed for one year from the date following the expiry of the leasehold period, and the same applies thereafter.
Cancellation before expiry:	As a general rule, the contract cannot be cancelled during the course of the term. The lessee shall, if cancelling the contract due to circumstances of the lessee, pay the lessor penalty fee of lease deposits plus rent for the residual period of the leasehold term from the date of cancellation to expiry.
Urayasu Chidori Logistics Center	
Expiry of contract:	January 10, 2013
Type of contract:	Fixed-term lease contract (7-year term)
Change in rent:	Rent cannot be changed.
Contract renewal:	There is no renewal of contract; provided, however, that parties agree to re-enter into the contract.
Cancellation before expiry:	The contract cannot be cancelled during the course of the term.
Funabashi Nishiura Logistics Center	
Expiry of contract:	January 31, 2016
Type of contract:	Fixed-term lease contract (10-year term)
Change in rent:	Rent cannot be changed during the five years from the initial date of the leasehold contract. If, after five years have passed since the initial date of the leasehold contract, there are revisions to the rates of taxes and public dues associated with the land and buildings, a new taxation system is introduced, or significant changes to economic conditions take place, rent may be changed based on discussion by the parties.
Contract renewal:	There is no renewal of contracts. If, however, the parties agree to the terms and conditions for re-entering into a contract based on discussion at least 6 months prior to the expiry of the leasehold period, the leasehold contract may be newly concluded starting from the date following the expiry of the original leasehold period.
Cancellation before expiry:	The contract cannot be cancelled.
SETTSU WAREHOUSE Co., Ltd.	
Daito Logistics Center	
<Warehouse I, Warehouse II, Office I>	
Expiry of contract:	July 31, 2030
Type of contract:	Normal lease contract (20-year term)
Change in rent:	Discussion on changes in rent may be held every two years after August 1, 2010 (hereafter, "the date of change in leasehold period") (every year after 20 years have passed since the date of change in leasehold period) in consideration of fluctuations in economic conditions, increase in taxes and public dues and other burdens associated with the land or building, rent prices of buildings in the vicinity, and other factors.
Contract renewal:	The contract is automatically renewed for another period of three years under the same terms and conditions if no particular indication of intent in writing to the other party is made at least 12 months prior to the expiry of the leasehold period, and the same applies thereafter.

Cancellation before expiry:	<p>The contract cannot be cancelled for 15 years from the date of change in leasehold period. The contract may be cancelled if 15 years have passed since the date of change in leasehold period by written notification of the intent at least 12 months prior to the desired cancellation date.</p> <p>In the event that the other party violates the provisions of the leasehold contract, the contract may be cancelled if the other party does not take corrective action despite having been given a warning in writing with the appropriate period of correction specified. If the lessee falls under a situation subject to cancellation stipulated under the leasehold contract, the lessor may immediately cancel the contract by written notification. In the case that the lessor cancels the contract, the lessee pays a penalty fee, (i) the restoration cost and (ii) the amount of rent for the residual period up to the day when 15 years pass from the date of change in the leasehold period. If, however, the lessee introduces a candidate for an alternative lessee and the lessor enters into a new leasehold contract under terms and conditions of a substantially comparable level or higher, the lessee is exempted from paying, with regard to (ii) above, the amount of rent corresponding to the period after the start of rent payment based on the new leasehold contract.</p>
<Office II>	
Expiry of contract:	May 31, 2029
Type of contract:	Normal lease contract (20-year term)
Change in rent:	As a general rule, rent cannot be changed.
Contract renewal:	The contract is automatically renewed for another period of three years under the same terms and conditions if no particular indication of intent in writing to the other party is made at least 12 months prior to the expiry of the leasehold period, and the same applies thereafter.
Cancellation before expiry:	As a general rule, the contract cannot be cancelled. In the event, however, that the other party violates the provisions of the leasehold contract, the contract may be cancelled if the other party does not take corrective action despite having been given a written warning with an appropriate period of correction specified. If the lessee falls under a situation subject to cancellation stipulated under the leasehold contract, the lessor may immediately cancel the contract by written notification. In the case that the lessor cancels the contract, the lessee pays as penalty fee, (i) the restoration cost and (ii) the amount of rent for the residual period up to the expiry of the leasehold period. If, however, the lessee introduces a candidate for an alternative lessee and the lessor enters into a new leasehold contract under terms and conditions of a substantially comparable level or higher, the lessee is exempted from paying, with regard to (ii) above, the amount of rent corresponding to the period after the start of rent payment based on the new leasehold contract.
<Warehouse III>	
Expiry of contract:	July 31, 2030
Type of contract:	Normal lease contract (20-year term)
Change in rent:	The rent remains unchanged for 10 years since the start of the leasehold period. Discussion on change in rent may be held every five years after 10 years have passed since the start date of the leasehold (every three years after 20 years have passed since the date of start of leasehold) in consideration of fluctuations in economic conditions, increase in taxes and public dues and other burdens associated with the land or building, rent prices of buildings in the vicinity, and other factors.
Contract renewal:	The contract is automatically renewed for another period of three years under the same terms and conditions if no particular indication of intent in writing to the other party is made at least 12 months prior to the expiry of the leasehold period, and the same applies thereafter.
Cancellation before expiry:	<p>The contract cannot be cancelled for 15 years from the start date of the leasehold. The contract may be cancelled if 15 years have passed since the start date of the leasehold by written notification of the intent at least 12 months prior to the desired cancellation date.</p> <p>In the event the other party violates the provisions of the leasehold contract, the contract may be cancelled, regardless of the above, if the other party does not take corrective action despite having been given a warning in writing with an appropriate period of correction specified. If the lessee falls under a situation subject to cancellation stipulated under the leasehold contract, the lessor may immediately cancel the contract by written notification. In the case that the lessor cancels the contract, the lessee pays as a penalty fee, (i) the restoration cost and (ii) the amount of rent for the residual period up to the day 15 years pass from the start date of the leasehold period. If, however, the lessee introduces a candidate for an alternative lessee and the lessor enters into a new leasehold contract under terms and conditions of a substantially comparable level or higher, the lessee is exempted from paying, with regard to (ii) above, the amount of rent corresponding to the period after the start of rent payment based on the new leasehold contract.</p>

(5) Information concerning major real estate and other properties

The following is a list of real estate, etc. accounting for 10% or more of the total real estate leasing business revenue for the fiscal period.

Name of real estate, etc.	Ichikawa Logistics Center II	Daito Logistics Center
Total number of tenants	2	1
Real estate leasing business revenue	Not disclosed (Note 1)	Not disclosed (Note 1)
Ratio to the total amount of real estate leasing business revenue	Not disclosed (Note 1)	Not disclosed (Note 1)
Leased area (m ²)	66,497.99 (Note 2)	92,730.14
Total leasable area (m ²)	66,497.99 (Note 2)	92,730.14
Occupancy rate in the past five years		
July 31, 2007	-	100.0%
January 31, 2008	-	100.0%
July 31, 2008	-	100.0%
January 31, 2009	-	100.0%
July 31, 2009	-	100.0%
January 31, 2010	-	100.0%
July 31, 2010	-	100.0%
January 31, 2011	100.0%	100.0%
July 31, 2011	100.0%	100.0%
January 31, 2012	100.0%	100.0%

(Note 1) Not disclosed as the tenant did not agree to disclosure.

(Note 2) Figures corresponding to quasi-co-ownership (90%) are indicated.