

August 31, 2009

FINANCIAL REPORT FOR THE EIGHTH FISCAL PERIOD (FEBRUARY 1, 2009 – JULY 31, 2009)

Japan Logistics Fund, Inc. (JLF) is listed on the Tokyo Stock Exchange with the securities code number 8967. URL: <http://8967.jp/>
 Contact: Mitsui & Co., Logistics Partners Ltd. (Asset Management Company)
 Takashi Ueno, Director, CFO
 Tel: +81-3-3238-7171

Scheduled date for submission of semiannual securities report: October 26, 2009
 Scheduled date for commencing distribution payments: October 1, 2009

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

1. PERFORMANCE FOR THE EIGHTH FISCAL PERIOD

JLF's Eighth Fiscal Period is the six months from February 1, 2009 to July 31, 2009.

(1) Business Results

	Operating Revenue	Period-on-Period Change	Operating Income	Period-on-Period Change	Ordinary Income	Period-on-Period Change
Eighth Fiscal Period	¥4,523mn	6.0%	¥2,135mn	1.8%	¥1,951mn	(3.7%)
Seventh Fiscal Period	¥4,266mn	8.7%	¥2,098mn	11.0%	¥2,026mn	10.2%

	Net Income	Period-on-Period Change	Net Income per Unit	Net Income to Unitholders' Equity	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
Eighth Fiscal Period	¥1,950mn	(3.7%)	¥15,950	2.3%	1.7%	43.1%
Seventh Fiscal Period	¥2,025mn	10.4%	¥16,558	2.4%	1.9%	47.5%

(2) Distributions

	Distribution per Unit (excluding distribution in excess of earnings)	Total Distributions	Distribution in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distributions to Net Assets
Eighth Fiscal Period	¥15,951	¥1,950mn	¥0	¥-mn	100.0%	2.3%
Seventh Fiscal Period	¥16,559	¥2,025mn	¥0	¥-mn	100.0%	2.4%

Note: The payout ratio is rounded down to one decimal place.

(3) Financial Position

	Total Assets	Net Assets	Net Assets to Total Assets	Net Assets per Unit
Eighth Fiscal Period	¥120,693mn	¥83,972mn	69.6%	¥686,609
Seventh Fiscal Period	¥103,743mn	¥84,046mn	81.0%	¥687,217

Reference: Unitholders' equity Eighth Fiscal Period: ¥83,972mn Seventh Fiscal Period: ¥84,046mn

(4) Cash Flows

	Net Cash Provided by (Used in) Operating Activities	Net Cash Provided by (Used in) Investment Activities	Net Cash Provided by (Used in) Financing Activities	Cash and Cash Equivalents at End of Period
Eighth Fiscal Period	¥2,748mn	(¥15,918mn)	¥13,476mn	¥6,573mn
Seventh Fiscal Period	¥5,457mn	(¥2,358mn)	(¥2,832mn)	¥6,267mn

2. FORECASTS OF RESULTS FOR THE NINTH AND TENTH FISCAL PERIODS

JLF's Ninth Fiscal Period is the six months from August 1, 2009 to January 31, 2010.

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

	Operating Revenue	Period-on-Period Change	Operating Income	Period-on-Period Change	Ordinary Income	Period-on-Period Change
Ninth Fiscal Period	¥4,591mn	1.5%	¥2,353mn	10.2%	¥2,104mn	7.8%
Tenth Fiscal Period	¥4,591mn	0.0%	¥2,361mn	0.3%	¥2,104mn	0.0%

	Net Income	Period-on-Period Change	Distribution per Unit (excluding distribution in excess of earnings)	Distribution in Excess of Earnings per Unit
Ninth Fiscal Period	¥2,103mn	7.8%	¥17,200	¥0
Tenth Fiscal Period	¥2,103mn	0.0%	¥17,200	¥0

Reference: Estimated net income per unit Ninth Fiscal Period: ¥17,200 Tenth Fiscal Period: ¥17,200

3. OTHER

(1) Changes in accounting policies

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

(2) Number of investment units issued and outstanding

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

ANNOUNCEMENT OF EIGHTH FISCAL PERIOD RESULTS

Asset Management Policies and Asset Management Situation

1. Asset Management Policies

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

2. Asset Management Situation

(1) Overview of the Period under Review

JLF's fiscal period under review in this financial report is the Eighth Fiscal Period from February 1, 2009 to July 31, 2009.

(a) Main Developments of JLF

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

During the Eighth Fiscal Period, JLF acquired Shinonome Logistics Center (¥11,800 million) and Kazo Logistics Center (¥3,790 million). As of the end of the Eighth Fiscal Period (July 31, 2009), JLF held a total of 26 real estate properties (total acquisition value of ¥115,805 million) and had total assets of ¥120,693 million.

(b) Investment Environment and Asset Management Results

The Japanese economy has also been in recession due to the impact of the global financial crisis and credit crunch, and the leasing business environment in which JLF operates remains severe. There was also an actual impact on JLF's operations by factors such as requests by some tenants for lower rent due to the decrease in volume of cargo handled and other reasons. As negotiations with tenants progress over terms such as lengthening contract periods and increasing deposit amounts, JLF is conducting management taking into consideration the stabilization of the leasing business. As for the status of occupancy at owned properties, the occupancy rate was 99.2% as of the end of the Eighth Fiscal Period, due to the impact of the partial cancellation of a lease at the Yachiyo Logistics Center. At the Daito Logistics Center, where the reconstruction of some buildings has been progressing in an aim to increase the rentable floor area, the renovation construction of an office building and the demolition of buildings targeted for reconstruction have been completed, and a confirmation request for construction of new warehouses has been authorized. Furthermore, construction of the new warehouses is slated for completion in July 2010.

Prices in the real estate trading market have shown a general downward trend as a result of decreasing rent levels due to fund-raising difficulties stemming from chaos in the financial markets and the deteriorated economic climate. The investment opportunities with regards to logistics facilities was limited due to the low trading volume at highly scarce excellent properties and a limited supply of new logistics facilities. Under such circumstances and by conducting prudent examination, during the Eighth Fiscal Period JLF acquired the Shinonome Logistics Center (acquisition price: ¥11,800 million yen), which enjoys high scarcity for its location, as well as the Kazo Logistics Center (acquisition price: ¥3,790 million yen), which has a long-term lease with a blue-chip tenant.

(c) Capital Procurement

In the Eighth Fiscal Period, with the acquisition of new properties and as a result of procuring ¥15,500

million yen in interest-bearing liabilities, interest-bearing liabilities totaled ¥29,200 million yen and the ratio of interest-bearing liabilities to total assets was 24.2% as of the end of the Eighth Fiscal Period. In order to avoid refinancing risk, all new interest-bearing liabilities were long-term borrowings, and the long-term fixed-interest ratio rose to 72.6%. In addition, JLF re-established its ¥5,000 million yen commitment line and executed a policy of placing top priority on maintaining the soundness of its balance sheet. JLF has been assigned issuer credit ratings of “A1 (outlook: negative)” from Moody’s Investors Service, Inc. (Moody’s) and “AA (outlook: stable)” from Rating and Investment Information, Inc. (R&I).

(d) Business Results and Cash Distributions

As a result of the asset management described above, JLF recorded operating revenue of ¥4,523 million, operating income of ¥2,135 million, ordinary income of ¥1,951 million and net income of ¥1,950 million in the Eighth Fiscal Period.

In order to take advantage of a special measure of the tax code (Article 67-15 of the Special Taxation Measures Law) that allows the maximum amount of distribution of earnings to be treated as a tax-deductible expense, JLF decided to distribute to unitholders the full amount of unappropriated retained earnings excluding fractions of the distribution per investment unit that are less than ¥1. Accordingly, JLF declared a distribution per investment unit of ¥15,951.

(2) Outlook for the Next Fiscal Period

JLF’s next fiscal period is the Ninth Fiscal Period from August 1, 2009 to January 31, 2010.

(a) Recognition of the Environment

The downturn in consumption due to the global economic slowdown is forecast to continue. The environment surrounding JLF’s logistics center leasing business is also experiencing the macroeconomic impact in the form of a downturn in cargo distribution volume. This is seen to have repercussions in the form of a higher likelihood of tenants’ requesting lower rents and moving out of centers. In view of minimizing the impact of economic fluctuations, JLF is raising the proportion of logistics centers in its portfolio that house tenants handling food products, daily commodities or other consumer logistics for which robust demand can be anticipated, and is constructing a portfolio that is less susceptible to the impact from decreases in cargo transportation volume. Furthermore, as rent market rates are forecast to continue growing weaker, JLF will continue its policy of confidential communication with tenants and prudent management.

Regarding external growth, due to the low trading volume at highly scarce excellent properties and the limited supply of new logistics facilities, investment opportunities in logistics facilities is limited. However, JLF recognizes that reducing tenant concentration risks is a management issue of paramount importance, and considers the stabilization of the portfolio to be indispensable for external growth that aims to diversify such risks. In light of this recognition, JLF has concluded a Development Portfolio Alliance with ProLogis, which boasts a track record of logistics facilities development of 39 buildings and 2.6 million square meters in Japan, with the goal of securing continued investment opportunities. In Japan, ProLogis is at the forefront, with newly added development of large-scale, multi-tenant facilities progressing, and this will further diversify cash flows and holds promise as a means of lessening tenant concentration risks. In addition, the addition of a new type of facility to the portfolio will enable JLF to respond more broadly to the rental needs of tenants and will contribute to the stabilization of cash flows.

(b) Future Asset Management Policies and Pending Issues

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

(i) Operational management of portfolio properties

- Renewal of lease contracts

Regarding the renewal of lease contracts, JLF will conduct operational management by adopting leasing to existing tenants for the medium to long term as its basic policy. JLF will also seek to stabilize revenue by regarding switching to long-term lease contracts as another option to consider upon the renewal of lease contracts. When an existing tenant decides to leave a property, JLF will

engage in leasing activities with a mind to keep leasing ongoing without interruption in view of maintaining profitability.

Lease contracts for logistics center properties currently held by JLF have an average period of 6.2 years remaining when calculated by a weighted average based on annual contract rent, a figure that indicates JLF can anticipate ongoing stable revenue.

- Strengthening of tenant relations

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

- Appropriate maintenance management of portfolio properties

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

(ii) New property acquisitions

- Sourcing of property information

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

- Specifications of properties for acquisition

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

- Diversification of the portfolio

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

(iii) Financial strategy

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

FINANCIAL STATEMENTS

1. Balance Sheets

	(Unit: thousand yen)	
	Seventh Fiscal Period (as of January 31, 2009)	Eighth Fiscal Period (as of July 31, 2009)
Assets		
Current assets		
Cash and deposits	4,549,285	4,450,913
Cash and deposits in trust	1,718,521	2,122,661
Accounts receivable – trade	20,798	26,670
Prepaid expenses	16,981	46,332
Deferred tax assets	8	18
Consumption taxes receivable	–	338,657
Income taxes receivable	–	455
Total current assets	6,305,595	6,985,709
Noncurrent assets		
Property, plant and equipment		
Buildings	6,046,518	6,100,555
Accumulated depreciation	(182,402)	(282,375)
Buildings, net	5,864,115	5,818,180
Structures	95,671	101,743
Accumulated depreciation	(5,474)	(8,937)
Structures, net	90,197	92,806
Land	6,376,028	6,391,096
Buildings in trust	48,019,525	54,765,722
Accumulated depreciation	(4,743,741)	(5,507,332)
Buildings in trust, net	43,275,784	49,258,389
Structures in trust	1,734,441	1,871,545
Accumulated depreciation	(247,228)	(295,409)
Structures in trust, net	1,487,213	1,576,136
Machinery and equipment in trust	1,224	1,842
Accumulated depreciation	(7)	(65)
Machinery and equipment in trust, net	1,216	1,776
Tools, furniture and fixtures in trust	8,874	8,874
Accumulated depreciation	(2,040)	(2,565)
Tools, furniture and fixtures in trust, net	6,833	6,309
Land in trust	40,161,544	49,495,543
Construction in progress in trust	162,972	923,053
Total property, plant and equipment	97,425,907	113,563,291
Intangible assets		
Other	415	386
Total intangible assets	415	386
Investments and other assets		
Long-term prepaid expenses	–	131,864
Guarantee deposits	10,000	10,000
Other	2,000	2,000
Total investments and other assets	12,000	143,864
Total noncurrent assets	97,438,323	113,707,541
Total assets	103,743,919	120,693,251

(Unit: thousand yen)

	Seventh Fiscal Period (as of January 31, 2009)	Eighth Fiscal Period (as of July 31, 2009)
Liabilities		
Current liabilities		
Accounts payable	162,264	133,913
Short-term loans payable	8,000,000	8,000,000
Distribution payable	9,641	10,631
Accrued expenses	420,500	585,041
Income taxes payable	370	652
Accrued consumption taxes	175,642	-
Advances received	696,196	771,167
Deposits received	-	52,419
Total current liabilities	9,464,615	9,553,827
Noncurrent liabilities		
Long-term loans payable	5,700,000	21,200,000
Tenant leasehold and security deposits	1,713,902	1,690,290
Tenant leasehold and security deposits in trust	2,818,704	4,276,821
Total noncurrent liabilities	10,232,606	27,167,113
Total liabilities	19,697,222	36,720,941
Net Assets		
Unitholders' equity		
Unitholders' capital	82,021,487	82,021,487
Surplus		
Unappropriated retained earnings (undisposed loss)	2,025,210	1,950,823
Total surplus	2,025,210	1,950,823
Total unitholders' equity	84,046,697	83,972,310
Total net assets	84,046,697	83,972,310
Total liabilities and net assets	103,743,919	120,693,251

2. Statements of Income

	(Unit: thousand yen)	
	Seventh Fiscal Period	Eighth Fiscal Period
	From: August 1, 2008	From: February 1, 2009
	To: January 31, 2009	To: July 31, 2009
Operating revenue		
Rent revenue – real estate	4,028,046	4,412,315
Other lease business revenue	119,418	111,270
Gain on sales of real estate properties	119,426	–
Total operating revenue	4,266,892	4,523,586
Operating expenses		
Expenses related to rent business	1,740,163	1,935,115
Asset management fee	314,422	338,350
Asset custody fee	10,424	11,897
Administrative service fees	52,374	57,699
Directors' compensations	3,600	3,600
Other operating expenses	47,489	41,257
Total operating expenses	2,168,474	2,387,920
Operating income	2,098,417	2,135,565
Non-operating income		
Interest income	1,980	1,672
Interest on securities	3,906	2,363
Compensation income	14,962	–
Insurance Income	–	2,165
Reversal of distribution payable	–	375
Other	1,011	665
Total non-operating income	21,860	7,242
Non-operating expenses		
Interest expenses	82,467	166,796
Borrowing related expenses	–	21,929
Other	11,672	2,425
Total non-operating expenses	94,140	191,151
Ordinary income	2,026,137	1,951,757
Income before income taxes	2,026,137	1,951,757
Income taxes – current	766	988
Income taxes – deferred	221	(10)
Total income taxes	987	978
Net income	2,025,149	1,950,779
Retained earnings brought forward	60	44
Unappropriated retained earnings (undisposed loss)	2,025,210	1,950,823

3. Statements of Cash Flows

(Unit: thousand yen)

	Seventh Fiscal Period From: August 1, 2008 To: January 31, 2009	Eighth Fiscal Period From: February 1, 2009 To: July 31, 2009
Net cash provided by (used in) operating activities		
Income before income taxes	2,026,137	1,951,757
Depreciation and amortization	962,317	988,456
Interest income	(1,980)	(1,672)
Interest on securities	(3,906)	(2,363)
Compensation income	(14,962)	–
Interest expenses	82,467	166,796
Loss on retirement of noncurrent assets	34,564	237,038
Decrease (increase) in accounts receivable – trade	112	(5,871)
Decrease (increase) in consumption taxes refund receivable	16,615	(338,657)
Increase (decrease) in accrued consumption taxes	175,642	(175,642)
Increase (decrease) in accounts payable	119,551	(37,810)
Increase (decrease) in accrued expenses	21,417	64,301
Increase (decrease) in advances received	14,605	74,970
Decrease in carrying amounts of property, plant and equipment in trust due to sale	2,061,302	–
Other, net	26,787	(109,170)
Subtotal	5,520,673	2,812,132
Interest income received	5,886	4,035
Interest expenses paid	(80,154)	(66,556)
Proceeds from compensation	14,962	–
Income taxes paid	(3,736)	(1,161)
Net cash provided by (used in) operating activities	5,457,630	2,748,449
Net cash provided by (used in) investment activities		
Purchase of property, plant and equipment	(1,933,247)	(75,223)
Purchase of property, plant and equipment in trust	(262,208)	(17,278,165)
Payments of tenant leasehold and security deposits	(23,610)	(23,610)
Proceeds from tenant leasehold and security deposits	30,900	–
Payments of tenant leasehold and security deposits in trust	(170,278)	–
Proceeds from tenant leasehold and security deposits in trust	–	1,458,117
Net cash provided by (used in) investment activities	(2,358,444)	(15,918,882)
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	14,000,000	–
Decrease in short-term loans payable	(16,000,000)	–
Proceeds from long-term loans payable	1,000,000	15,500,000
Dividends paid	(1,832,364)	(2,023,800)
Net cash provided by (used in) financing activities	(2,832,364)	13,476,199
Net increase (decrease) in cash and cash equivalents	266,822	305,767
Cash and cash equivalents at beginning of period	6,000,985	6,267,807
Cash and cash equivalents at end of period	6,267,807	6,573,575

PORTFOLIO INFORMATION I

No.	Property Name	Location	Year Built	Property Age	Land Area	Gross Rentable	Occupancy	PML
			(mm/dd/yy)	(Note 1) (years)	(㎡)	Floor Area (㎡)	Rate (%)	(%)
M-1	Funabashi	Funabashi, Chiba	10/27/93	15.8	16,718	29,556.79	100.0	13.0
M-2	Urayasu	Urayasu, Chiba	10/08/86 etc.	22.8	19,136	9,543.72	100.0	18.3
M-3	Hiratsuka	Hiratsuka, Kanagawa	09/21/90	18.9	12,795.97	11,225.72	100.0	21.1
M-4	Shinkiba	Koto-ku, Tokyo	03/15/93	16.4	5,798.90	10,616.80	100.0	17.6
M-5	Urayasu Chidori	Urayasu, Chiba	01/10/06	3.6	16,421	31,790.42	100.0	13.8
M-6	Funabashi Nishiura	Funabashi, Chiba	01/24/06	3.5	18,192.07	35,134.44	100.0	7.1
M-7	Funabashi Nishiura II	Funabashi, Chiba	12/26/85 etc.	23.6	39,686	73,859.32	100.0	11.5
M-8	Kawasaki	Kawasaki, Kanagawa	07/14/89	20.1	21,622.41	41,630.54	100.0	14.6
M-9	Narashino	Narashino, Chiba	10/05/05	3.8	14,027.60	2,442.87	100.0	11.3
M-10	Yokosuka	Yokosuka, Kanagawa	07/31/90	19.0	11,790.09	21,364.11	100.0	22.0
M-11	Yachiyo	Yachiyo, Chiba	04/24/72 etc.	37.3	29,103.38	17,689.95	74.7	9.1
M-12	Yokohama Fukuura	Yokohama, Kanagawa	02/25/07	2.4	20,080.79	35,882.64	100.0	16.3
M-13	Yachiyo II	Yachiyo, Chiba	08/24/07	1.9	17,012.01	32,389.70	100.0	7.6
M-14	Urayasu Chidori II	Urayasu, Chiba	01/16/01	8.5	2,645.34	6,192.80	100.0	13.1
M-15	Ichikawa	Ichikawa, Chiba	02/25/08	1.4	9,801.27	18,686.12	100.0	11.8
M-16	Shinonome	Koto-ku, Tokyo	02/08/06	3.5	14,233.16	16,175.31	100.0	14.4
T-1	Daito	Daito, Osaka	07/31/89 etc.	20.0	71,837.28	65,937.69	100.0	15.0
T-2	Osaka Fukuzaki	Osaka, Osaka	10/28/04	4.8	16,576.21	23,726.80	100.0	14.1
T-3	Chubu Haruhi	Nishikasugai, Aichi	–	–	10,457.02	10,457.02 (land area)	100.0	–
T-4	Kadoma	Kadoma, Osaka	03/26/93	16.4	3,975.60	7,293.92	100.0	13.3
T-5	Komaki	Komaki, Aichi	08/05/94	15.0	11,057.18	9,486.45	100.0	8.7
T-6	Komaki II	Komaki, Aichi	03/27/92 etc.	17.4	9,740.44	10,708.41	100.0	8.3
O-1	Maebashi	Maebashi, Gunma	02/04/05	4.5	16,241.43	3,455.53	100.0	9.0
O-2	Hanyu	Hanyu, Saitama	10/20/05	3.8	20,988.43	3,518.58	100.0	11.6
O-3	Saitama Kisai	Kitasaitama, Saitama	03/31/07	2.3	26,530.67	24,574.40	100.0	10.5
O-4	Kazo	Kazo, Saitama	03/04/08	1.4	13,039.17	25,130.62	100.0	9.5
Portfolio Total/Average (Note 2)				11.1	469,507.42	578,470.67	99.2	10.3

Note 1: The property age is rounded to one decimal place. The property age for the portfolio is the weighted average property age based on acquisition price.

Note 2: The indicated figures (the figures for each property) do not necessarily add up to the total (the figure for the portfolio) due to rounding.

PORTFOLIO INFORMATION II

No.	Property Name	Acquisition Price		Appraisal Value at End of Period	DCF Method		Direct Capitalization Method Cap Rate	Annual Rent		Number of Tenants
		Amount	Share		Discount Rate	Terminal Cap Rate		Amount	Share	
		(million yen)	(%)		(%)	(%)		(million yen)	(%)	
M-1	Funabashi	8,675	7.5	9,530	5.2	5.5	–	871	9.7	4
M-2	Urayasu	2,902	2.5	4,890	5.1	–	–	242	2.7	1
M-3	Hiratsuka	1,466	1.3	2,050	5.6	6.1	5.8	150	1.7	1
M-4	Shinkiba	2,454	2.1	3,260	5.0/5.2	5.5	5.2	180	2.0	1
M-5	Urayasu Chidori	6,000	5.2	9,270	4.9/5.1	5.2	4.9	494	5.5	1
M-6	Funabashi Nishiura	5,700	4.9	7,250	5.0/5.2	5.4	5.1	435	4.9	2
M-7	Funabashi Nishiura II	9,330	8.1	12,000	5.0/5.2	5.8	5.5	780	8.7	1
M-8	Kawasaki	10,905	9.4	12,900	5.1	5.3	5.0	N/A	N/A	1
M-9	Narashino	1,690	1.5	2,060	5.3/5.5	5.5	5.2	121	1.4	1
M-10	Yokosuka	3,305	2.9	4,200	5.7	6.3	6.0	296	3.3	1
M-11	Yachiyo	2,266	2.0	1,900	5.6	6.1	5.8	130	1.5	1
M-12	Yokohama Fukuura	9,800	8.5	10,300	5.5	5.6	5.3	N/A	N/A	4
M-13	Yachiyo II	5,300	4.6	6,220	5.2/5.4	5.8	5.5	387	4.3	1
M-14	Urayasu Chidori II	1,640	1.4	1,690	5.2	5.3	5.0	N/A	N/A	1
M-15	Ichikawa	4,550	3.9	4,650	5.2/5.3	5.3	5.0	N/A	N/A	1
M-16	Shinonome	11,800	10.2	12,200	5.1/5.3	5.4	5.1	705	7.9	1
T-1	Daito	7,617	6.6	13,300	5.6	5.7	–	N/A	N/A	1
T-2	Osaka Fukuzaki	4,096	3.5	5,190	5.5	5.6	5.3	339	3.8	1
T-3	Chubu Haruhi	685	0.6	778	5.4	5.7	–	33	0.4	1
T-4	Kadoma	989	0.9	1,150	5.6	5.7	5.4	N/A	N/A	1
T-5	Komaki	2,100	1.8	2,050	5.4/5.6	5.7	5.4	N/A	N/A	1
T-6	Komaki II	1,800	1.6	1,780	5.5	5.7	5.4	123	1.4	1
O-1	Maebashi	1,230	1.1	1,350	5.6/5.8	5.8	5.5	87	1.0	1
O-2	Hanyu	1,705	1.5	1,850	5.6/5.8	5.9	5.6	118	1.3	1
O-3	Saitama Kisai	4,010	3.5	4,160	5.5/5.6/5.7	5.9	5.6	N/A	N/A	2
O-4	Kazo	3,790	3.3	3,750	5.6	5.7	5.4	248	2.8	1
Portfolio Total (Note)		115,805	100.0	139,728				8,967	100.0	34

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

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