

Asset Management Report
for the
Third Fiscal Period (Ended January 2020)

ITOCHU Advance Logistics Investment Corporation

I. To Our Unitholders

Thank you for your support for ITOCHU Advance Logistics Investment Corporation (“IAL”). I am pleased to announce that IAL has successfully closed its third fiscal period (ended January 2020) with increased distributions, both against the previous fiscal period result and initial guideline. I believe that the successful performance is largely thanks to the generous support we receive from our unitholders and stakeholders, for which I am truly grateful.

In the third fiscal period, IAL issued its first investment corporation bonds (green bonds) and was also awarded Green Star (3 star) rating in GRESB. In January 2020, IAL launched its first follow-on offering, which has enabled us to lay the groundwork for further DPU growth in the following fiscal period (ending July 2020) and onward.

We believe that we, as an asset manager, have a mission to realize a sustainable growth of IAL and maximization of unitholder value, under the “Collaborative Growth Relationship” with the ITOCHU Group, with their support through new property provision and tenant leasing activities. With that in mind, we will continue to strive for fulfillment of such mission in strict legal compliance.

We respectfully ask for your continued and long-lasting support.

Junichi Shoji
Executive Director
ITOCHU Advance Logistics Investment
Corporation

II. Asset Management Report

Summary of Asset Management

1. Trends in Key Indicators

		Unit	1st fiscal period	2nd fiscal period	3rd fiscal period
			From May 1, 2018 to January 31, 2019	From February 1, 2019 to July 31, 2019	From August 1, 2019 to January 31, 2020
Operating revenues		Millions of yen	1,300	1,718	1,759
(Of which, real estate leasing business revenues)	a	Millions of yen	1,300	1,718	1,759
Operating expenses		Millions of yen	563	908	920
(Of which, real estate leasing business expenses)	b	Millions of yen	408	676	683
Operating income		Millions of yen	736	810	839
Ordinary income	c	Millions of yen	521	733	760
Net income	d	Millions of yen	520	732	759
Total assets	e	Millions of yen	59,378	62,220	61,739
(Change from previous period-end)		%	—	4.8	−0.8
Interest-bearing debt	f	Millions of yen	21,990	24,580	23,940
Net assets	g	Millions of yen	36,018	36,133	36,067
(Change from previous period-end)		Percentage points	—	0.3	−0.2
Unitholders' capital (net)	h (Note 3)	Millions of yen	35,498	35,401	35,308
Total distributions	i	Millions of yen	617	825	855
Payout ratio	(Note 4)	%	100.0	100.0	100.0
Total number of investment units outstanding	j	Unit	357,143	357,143	357,143
Net assets per unit	g/j	Yen	100,852	101,174	100,989
Net income per unit	(Note 5)	Yen	2,708	2,050	2,126
Distributions per unit	i/j	Yen	1,729	2,311	2,395
Of which, distributions per unit excluding surplus cash distribution (SCD)		Yen	1,456	2,050	2,126
Of which, SCD per unit		Yen	273	261	269
FFO per unit	(d+k)/j	Yen	2,425	3,302	3,421
Ratio of ordinary income to total assets	(Note 6)	%	0.9	1.2	1.2
Annualized	(Note 7)	%	2.2	2.4	2.4
Unitholders' equity ratio	g/e	%	60.7	58.1	58.4
(Change from previous period-end)		Percentage points	—	−2.5	0.3
Return on unitholders' equity	(Note 8)	%	1.5	2.0	2.1
Annualized	(Note 7)	%	3.6	4.1	4.2
Loan-to-value (LTV) ratio	f/e	%	37.0	39.5	38.8
NOI	(Note 9)	Millions of yen	1,237	1,488	1,538
Depreciation	k (Note 10)	Millions of yen	345	447	462
Unit price at period-end	l	Yen	87,500	103,000	126,200
[Other information]					
Operating days in fiscal period	(Note 11)	Days	276	181	184
Number of investment properties at period-end		Properties	7	8	8
Occupancy rate at period-end	(Note 12)	%	100.0	100.0	100.0
Capital expenditure		Millions of yen	—	2	8

- (Note 1) Fiscal periods of ITOCHU Advance Logistics Investment Corporation ("IAL") are from February 1 to July 31 and from August 1 to January 31. The first fiscal period, however, commenced on May 1, 2018, the date of IAL's establishment, and ends on January 31, 2019. The effective operating period for the first fiscal period was from September 7, 2018, the actual start date of asset management, to January 31, 2019 (147 days).
- (Note 2) Operating revenues are net of consumption taxes. Yen values are rounded down to the nearest whole number and percentages are rounded off to the first decimal place (likewise below unless expressly noted otherwise).
- (Note 3) Total unitholders' capital net of deductions from unitholders' capital.
- (Note 4) Payout ratio = Distributions per unit (excluding SCD) ÷ Net income per unit × 100
The payout ratio for the first fiscal period was calculated by the formula below because investment units outstanding increased during the period as a result of a public offering of investment units.
Total distributions (excluding SCD) ÷ Net income × 100
- (Note 5) Net income per unit was calculated by dividing net income by the weighted average number of investment units based on the number of days during the period. For the first fiscal period, net income per unit based on day-weighted average number of investment units (357,143 units) is ¥1,456 based on an assumption that the fiscal period started on September 7, 2018, the actual start date of asset management.
- (Note 6) Ratio of ordinary income to total assets = Ordinary income ÷ (Sum of total assets' beginning and ending balances ÷ 2) × 100
Total assets' beginning balance used to calculate return on assets for the first fiscal period was total assets as of September 7, 2018, the actual start date of asset management.
- (Note 7) The ratio for the first fiscal period was annualized based on the 147-day period from the actual start date of asset management (September 7, 2018) through January 31, 2019.
- (Note 8) Return on unitholders' equity = Net income ÷ (Sum of net assets' beginning and ending balances ÷ 2) × 100
Net assets' beginning balance used to calculate return on unitholders' equity for the first fiscal period was net assets as of September 7, 2018, the actual start date of asset management.
- (Note 9) NOI = Real estate leasing business revenues - Real estate leasing business expenses + Depreciation included in leasing business expenses
- (Note 10) Depreciation is depreciation relating to leasing business expenses. The method by which the depreciation add-back to NOI is calculated was revised effective from the second fiscal period. Depreciation for the first fiscal period was retrospectively recalculated by the revised method.
- (Note 11) Although the first fiscal period was 276 days from May 1, 2018, through January 31, 2019, IAL did not commence operations until September 7, 2018, and therefore was in operation for only the latter 147 days of the 276-day period.
- (Note 12) Occupancy rate at period-end is the ratio of portfolio properties' aggregate leased area to their total leasable area, rounded off to the first decimal place (total leased and leasable areas are defined below in "2. Major Property Holdings" under "IAL's Portfolio").

2. Portfolio Performance during the Fiscal Period Ended January 31, 2020

(1) IAL's Background

IAL was established on May 1, 2018, by its incorporator, ITOCHU REIT Management Co., Ltd., (the "Asset Management Company") pursuant to Japan's Act on Investment Trusts and Investment Corporations (Act 198 of 1951 as amended; referred to below as the "Investment Trust Act"). Its investment units (issuer code: 3493) were listed on the Tokyo Stock Exchange (TSE) Real Estate Investment Trust (REIT) Market (the "J-REIT Market") on September 7, 2018.

One of IAL's sponsors^(Note 1) is ITOCHU Corporation, a major general trading company with a strong presence in logistics-intensive consumer-related^(Note 2) businesses such as food and apparel. ITOCHU Corporation sponsored IAL as a publicly traded REIT with a mandate to invest mainly in logistics real estate properties (defined as properties used or usable primarily as logistics facilities). In addition to maximizing unitholder value and contributing to the J-REIT Market's sound development, IAL aims to benefit society by developing logistics infrastructure, particularly logistics real estate properties, through a collaborative growth relationship^(Note 3) with the ITOCHU Group^(Note 4). IAL owns eight properties with an aggregate acquisition price^(Note 5) of ¥58,830 million as of January 31, 2020, the end of its third fiscal period.

(Note 1) As used herein, "sponsor" means a party that has entered into a sponsor support agreement with IAL and the Asset Management Company. IAL's sponsors as of January 31, 2020, are ITOCHU Corporation and ITOCHU Property Development, Ltd.

(Note 2) As used herein, "consumer-related" refers to ITOCHU Corporation's textiles, food, general products & realty, ICT & financial businesses, and the 8th Company. The 8th Company is a divisional company established by ITOCHU Corporation in July 2019 with the aim of cultivating new customers and developing new businesses from a market-oriented perspective. This is to be accomplished by maximally leveraging ITOCHU Corporation's diverse business infrastructure and strengths in consumer-related businesses.

(Note 3) By utilizing the ITOCHU Group's platforms, IAL will be able to steadily grow. Meanwhile, the ITOCHU Group will be able to strengthen its own platforms through management of IAL's assets. Such a virtuous cycle of cooperation between IAL and the ITOCHU Group is referred to herein as a "collaborative growth relationship."

(Note 4) As used herein, "ITOCHU Group" refers to the corporate group consisting of ITOCHU Corporation, 202 consolidated subsidiaries and 86 equity-method affiliates (as of December 31, 2019).

(Note 5) As used herein, "acquisition price" means IAL-owned properties' respective contractual purchase prices net of consumption tax, local consumption tax and any costs incidental to the acquisition.

(2) Investment Environment and Portfolio Performance

During the fiscal period ended January 31, 2020, the Japanese economy contracted in the fourth quarter of 2019 for the first time in five quarters due mainly to a downturn in private consumption expenditures in response to an October 2019 consumption tax hike. The first preliminary estimate of Japan's fourth-quarter real GDP growth rate was a seasonally adjusted -1.6% QoQ (-6.3% annualized). Additionally, the global economic outlook became murkier, clouded by various events with the potential to dampen or disrupt economic activity, including the US-China trade conflict, Brexit, Middle Eastern tensions and the COVID-19 outbreak.

In the J-REIT Market, however, the TSE REIT Index continued to perform well, rallying to a closing high of 2,257 on November 5, 2019. In the current low interest rate environment, J-REITs are in favor not only among equity investors but also bond investors as a bond proxy by virtue of their stable rental revenues and higher yields than are available from most other financial products. Low interest rates are expected to remain a tailwind for J-REITs.

In the market for logistics real estate properties, sales prices have continued to rise, driven by strong investment appetite among J-REITs, private REITs, private funds and other investors. This trend is expected to persist for the foreseeable future. In the logistics real estate property leasing market as well, demand for new facilities from companies enlarging or consolidating their distribution centers is expected to remain strong amid the e-commerce and third-party logistics (3PL^(Note)) markets' ongoing growth.

Against such a backdrop, IAL maintained a 100.0% occupancy rate at January 31, 2020, across its entire eight-property portfolio (aggregate acquisition price: ¥58,830 million) by appropriately operating and managing its properties in coordination with the ITOCHU Group.

(Note) As used herein, "3PL" refers to outsourcing services that provide turnkey logistics solutions to companies. By utilizing 3PL, companies with no direct involvement in logistics can gain access to logistics capabilities optimized to their own needs by hiring an external logistics provider to handle all functions from goods sourcing to inventory management and delivery.

(3) Financing

During the fiscal period ended January 31, 2020, IAL issued ¥1,500 million of green bonds, its first investment corporation bond issue, in December 2019. Additionally, on September 9, 2019, it newly borrowed ¥1,500 million to repay a ¥1,880 million short-term loan that dated back to its IPO (the loan's remaining balance of ¥380 million was paid off with cash on hand). On October 31, 2019, IAL used cash on hand and a consumption tax refund to repay in advance a ¥260 million short-term loan borrowed on April 1, 2019, to fund a property acquisition. On December 12, 2019, IAL repaid in advance the ¥1,500 million borrowed on September 9, 2019, with proceeds of the aforementioned bond issuance and cash on hand. All told, these financing transactions left IAL with ¥23,940 million of interest-bearing debt and a loan-to-value (LTV^(Note 1)) ratio of 38.8% at January 31, 2020.

IAL's credit rating at January 31, 2020, was as follows.

Rating agency	Type of rating	Rating	Outlook
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating	A+	Stable

(Note 1) As used herein, LTV ratios are calculated by the following formula.

$$\text{LTV} = \text{Total interest-bearing debt} \div \text{Total assets} \times 100$$

(Note 2) The above rating is a rating of IAL, not its investment units (the "IAL Investment Units"). The IAL Investment Units are not subject to any credit ratings assigned or disclosed, or any pending credit ratings to be assigned or disclosed, by a credit rating agency at IAL's request.

(4) Earnings and Distributions

As a result of the above, IAL earned operating income of ¥839 million, ordinary income of ¥760 million and net income of ¥759 million on operating revenues of ¥1,759 million in the fiscal period ended January 31, 2020.

Applying Article 67-15 of Japan's Act on Special Measures Concerning Taxation (Act 26 of 1957 as amended; referred to below as the "Special Taxation Measures Act"), IAL will distribute ¥759,286,018 of unappropriated retained earnings to its unitholders for the fiscal period ended January 31, 2020, in accord with the distribution policy^(Note 1) set forth in its Articles of Incorporation. Said distribution amount is evenly divisible by 357,143, the total number of investment units outstanding at January 31, 2020. It equates to distributions per unit excluding SCD of ¥2,126.

Additionally, IAL will distribute a ¥7,142,860 allowance for temporary difference adjustments as a ¥20 per unit surplus cash distribution (SCD) in light of the impact on its distribution of a temporary excess of taxable income over book income due to deferral of recognition of insurance settlement received before completion of typhoon damage repairs.

As a general rule, IAL distributes SCDs every fiscal period in accord with the distribution policy set forth in its Articles of Incorporation. IAL will accordingly distribute an additional ¥88 million of surplus cash as a return of capital qualifying as a reduction in capital under Japanese tax law. This ¥88 million is roughly the difference between ¥855 million, which is 70% of IAL's funds from operations (FFO^(Note 2)) for the period, and the sum of the aforementioned ¥759 million in distributions excluding SCD and ¥7 million in SCD of the allowance for temporary difference adjustments. It equates to an SCD per unit of ¥249.

(Note 1) To maintain a stable distribution level through appropriate cash management, IAL places priority on cash flows from operation of its portfolio properties, excluding gains/losses on the sale of portfolio properties. Its general policy is to pay out, in addition to earnings distributions, SCDs on an ongoing basis ("Ongoing SCDs") in an amount that equates the two distributions' sum to 70% of its FFO^(Note 2) (said sum may exceed 70% of FFO in some periods, provided it does not exceed 30% of depreciation), contingent upon maintaining its portfolio properties and financial stability over the long term.

(Note 2) As used herein, FFO is calculated by adding depreciation relating to leasing business expenses for the applicable fiscal period to net income (excluding gains/losses on the sale of real estate).

3. Changes in Equity Capital

Changes in the total number of investment units outstanding and net unitholders' capital over the past five years are tabulated below.

Date	Event	Total number of investment units outstanding		Unitholders' capital (net) (millions of yen) (Note 1)		Notes
		Change	Units outstanding	Change	Balance	
May 1, 2018	Private placement for incorporation	1,000	1,000	100	100	(Note 2)
September 6, 2018	Public offering	356,143	357,143	35,398	35,498	(Note 3)
April 15, 2019	SCD	—	357,143	—97	35,401	(Note 4)
October 23, 2019	SCD	—	357,143	—93	35,308	(Note 5)

(Note 1) Total unitholders' capital net of deductions from unitholders' capital.

(Note 2) The 1,000 units were issued to ITOCHU Corporation at an offering price of ¥100,000 per unit in conjunction with IAL's establishment.

(Note 3) The 356,143 units were issued to the public at an offering price of ¥103,000 per unit (issue price per unit: ¥99,395), mainly to fund new property acquisitions.

(Note 4) On March 14, 2019, IAL's Board of Directors authorized an SCD of ¥273 per unit (return of capital qualifying as a reduction of capital under Japanese tax law) for the first fiscal period (ended January 31, 2019). The SCD was disbursed from April 15, 2019.

(Note 5) On September 13, 2019, IAL's Board of Directors authorized an SCD of ¥261 per unit (return of capital qualifying as a reduction of capital under Japanese tax law) for the second fiscal period (ended July 31, 2019). The SCD was disbursed from October 23, 2019.

(Note 6) Yen values are rounded down to the nearest whole million.

Investment units' price performance

The investment units' high and low closing prices on the TSE's J-REIT Market are tabulated below by fiscal period.

(Yen)

	1st fiscal period	2nd fiscal period	3rd fiscal period
Closing date	January 31, 2019	July 31, 2019	January 31, 2020
High	95,300	104,900	130,800
Low	81,200	86,600	102,700

(Note) IAL's investment units began trading on the TSE's J-REIT Market on September 7, 2018.

4. Distributions

For the fiscal period ended January 31, 2020, IAL plans to distribute its unappropriated retained earnings in their entirety, excluding the fractional yen-per-unit remainder resulting from dividing investment units outstanding into unappropriated retained earnings, to maximize the tax-deductibility of its total distributions excluding SCD by applying a special tax treatment pursuant to Article 67-15 of the Special Taxation Measures Act.

(Thousands of yen)

	1st fiscal period From May 1, 2018 to January 31, 2019	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Unappropriated retained earnings	520,040	732,274	759,482
Retained earnings balance after distribution	40	131	196
Total distributions (per unit) (yen)	617,500 1,729	825,357 2,311	855,357 2,395
Of which, total distributions excluding SCD (per unit) (yen)	520,000 1,456	732,143 2,050	759,286 2,126
Of which, total return of capital (per unit) (yen)	97,500 273	93,214 261	96,071 269
Of total return of capital, total distributions from allowance for temporary difference adjustments (per unit) (yen)	— —	— —	7,142 20
Of total return of capital, total distributions qualifying as a reduction of capital under Japanese tax law (per unit) (yen)	97,500 273	93,214 261	88,928 249

(Note 1) For IAL's distribution policy and overview of distributions for the fiscal period ended January 31, 2020, refer to "Portfolio Performance during the Fiscal Period Ended January 31, 2020," "4. Earnings and Distributions."

5. Portfolio Management Policies and Issues to Be Addressed Going Forward

IAL aims to steadily grow its net income per unit by consistently executing the following strategies that leverage its collaborative growth relationship with the ITOCHU Group, the nucleus of which is ITOCHU Corporation, a major general trading company with a strong presence in consumer-related businesses.

a) External Growth Strategies

IAL will place priority on investing in prime logistics real estate properties developed or acquired by the ITOCHU Group, taking advantage of preferential negotiating rights conferred by its sponsor support agreements with both ITOCHU Corporation and ITOCHU Property Development, Ltd.

IAL aims to continuously grow by investing in prime logistics real estate properties and proactively utilizing the following two ITOCHU Group platforms.

i. Utilization of Realty and Logistics (R/L) Platform^(Note 1)

ITOCHU Corporation, one of IAL's sponsors, is both a logistics service provider^(Note 2) and seasoned real estate developer. Its General Products & Realty Company is involved in logistics businesses and has been developing logistics real estate properties in earnest since 2004, when rental logistics real estate properties were just starting to be developed in Japan. Through its experience in these businesses, ITOCHU Corporation has developed tenant-centric expertise. It capitalizes on such expertise to develop highly versatile, user-friendly facilities conducive to long-term tenancies. ITOCHU Property Development, IAL's other sponsor, specializes in real estate development. It also actively develops logistics real estate properties, having established a business unit dedicated exclusively to logistics real estate property development in April 2017. IAL aims to achieve stable external growth driven by its relationships with both of its sponsors.

(Note 1) As used herein, "Realty and Logistics (R/L) Platform" refers to the organization assembled by ITOCHU Corporation's General Products & Realty Company^(Note 3) to acquire land, develop and lease properties, and run and manage logistics operations^(Note 4).

(Note 2) As used herein, "logistics service provider" means a business that conducts logistics operations.

(Note 3) As used herein, "General Products & Realty Company" refers to one of the eight divisional companies through which the ITOCHU Group conducts business activities. It comprises two divisions: Forest Products, General Merchandise & Logistics and Construction & Real Estate. The former operates paper pulp, rubber, tire and logistics (3PL, international transport) businesses; the latter deals in lumber and other homebuilding materials.

(Note 4) As used herein, "logistics operations" refers to operations within the logistics industry including distribution of materials or products between suppliers, manufacturers, retailers, and consumers, and product storage and other activities within the distribution process.

ii. Utilization of Group-wide Merchant Channel (M/C) Platform^(Note 1)

The ITOCHU Group's strong presence in consumer-related businesses encompasses a customer network comprising some 100,000 companies^(Note 2), mainly in domains with logistics-intensive product distribution^(Note 3). By leveraging customer relationships deeply rooted in customers' core businesses, the ITOCHU Group can recruit prime tenants and acquire development sites (CRE strategy^(Note 4)).

(Note 1) As used herein, "Group-wide Merchant Channel (M/L) Platform" refers to the broad customer network of ITOCHU Corporation—a leading general trading company with particular strengths in consumer-related businesses—encompassing some 100,000 companies across its wide-ranging business fields, and the management level business relations it has built up with each of its customers.

(Note 2) As used herein, this figure represents the number of companies in ITOCHU Corporation's database with which it has had transactions in the past, and includes companies that currently have no ongoing transactions with ITOCHU Corporation as of January 31, 2020. It also includes organizations other than companies such as public-service corporations, as well as unincorporated businesses.

(Note 3) As used herein, "product distribution" is a concept referring to the whole of the channel from suppliers through manufacturers and retailers to consumers, a chain of transactions in which raw materials are processed into products and consumed.

(Note 4) "CRE" is an acronym for "corporate real estate," which means real estate owned by companies and strategic utilization thereof.

b) Internal Growth Strategies

IAL aims for steady internal growth based on a leasing management agreement with ITOCHU Corporation, by reducing borrowing costs and its properties' operating expenses, including utilities and insurance, and by leveraging ITOCHU Corporation's leasing expertise as a trading company, which makes full use of the two business platforms below, established.

i. Utilization of Realty and Logistics (R/L) Platform

IAL aims to achieve long-term earnings stability by capitalizing on ITOCHU Corporation's leasing expertise amassed over 15 years of developing logistics real estate properties, the ITOCHU Group's experience in logistics operations, and network of logistics companies and freight enterprises with which the Group has business relationships.

ii. Utilization of Group-wide Merchant Channel (M/C) Platform

ITOCHU Corporation will lease properties by effectively tapping into its 100,000-strong customer network, its roughly 300 Group companies and their respective customer networks. Additionally, ITOCHU Corporation offers a wide variety of management and logistics solutions to tenant companies via its Group companies as part of its core business as a trading company. This so-called "Goyo-kiki"^(Note) service incentivizes tenants to sign long-term leases or renew existing leases, thereby helping to retain tenants and maintain uninterrupted rental revenue streams.

(Note) ITOCHU Group companies endeavor to ascertain the needs/wants of customers and prospective customers (including tenants of IAL-owned properties and other logistics real estate properties developed by the ITOCHU Group) and provide appropriate solutions to those needs/wants by capitalizing on the Group's wide-ranging capabilities. This process is called "Goyo-kiki" within the ITOCHU Group.

c) Financial Strategies

IAL aims to grow unitholder value based on conservative financial management, with LTV ratio controlled to stimulate growth potential while also exercising efficient cash management. Specifically, IAL will endeavor to control its LTV ratio to preserve borrowing capacity while stabilizing its financial foundations by lengthening and diversifying debt maturities and refinancing variable-rate loans at fixed rates. IAL will also seek to maximize unitholder value by distributing ongoing SCDs and effectively utilizing funds through appropriate cash management, including paying down interest-bearing debt and allocating funds to impactful capital expenditures and new property acquisitions.

6. Significant Subsequent Events

(1) Issuance of New Investment Units

On January 6 and January 15, 2020, IAL's Board of Directors authorized issuance of new investment units through a public offering and third-party allotment, respectively, as outlined below. The public offering was fully funded on February 3, 2020; the third-party allotment, on February 19, 2020.

The two offerings increased net unitholders' capital to ¥49,777,729,367 and the total number of investment units outstanding to 486,000, as of February 19, 2020.

a) Issuance of new investment units through public offering (primary offering)

New units issued	123,357 units
Offering price per unit	¥116,350
Total offering amount	¥14,352,586,950
Issue price per unit	¥112,292
Total issue amount	¥13,852,004,244
Payment date	February 3, 2020

b) Issuance of new investment units through a third-party allotment

New units issued	5,500 units
Issue price per unit	¥112,292
Total issue amount	¥617,606,000
Payment date	February 19, 2020
Designated allottee	SMBC Nikko Securities Inc.

(Use of proceeds)

The proceeds from the issuance of new investment units indicated above was or will be used as a part of funds to acquire real estate trust beneficiary interest as described in "2. Property Acquisition" immediately below.

(2) Property Acquisition

IAL acquired a 70% quasi-co-ownership interest in i Missions Park Kashiwa 2 on February 3, 2020.

IAL plans to acquire an additional 20% quasi-co-ownership interest in i Missions Park Inzai on April 1, 2020 (the two properties' acquisition price will total ¥25,270 million).

Property type (Note 1)	Property No. (Note 2)	Property name	Location	Planned acquisition price (millions of yen) (Note 3)	Planned acquisition date (Note 4)
Logistics real estate	L-9	i Missions Park Kashiwa 2 (quasi-co-ownership 70%)	Kashiwa City, Chiba Prefecture	19,600	February 3, 2020
	L-7	i Missions Park Inzai (quasi-co-ownership 20%) (additional acquisition) (Note 5)	Inzai City, Chiba Prefecture	5,670	April 1, 2020

(Note 1) For property type definitions, see "1. IAL's Asset Allocation" under "IAL's Portfolio" below.

(Note 2) For property number definitions, see "3. Details of Portfolio Properties" under "IAL's Portfolio" below.

(Note 3) The "planned acquisition price" is the purchase price of the relevant Assets for Acquisition as indicated in the agreement for the sale and purchase of the trust beneficiary interest (the "Sale Agreement") for the relevant asset. The purchase price does not include acquisition costs and consumption tax or local consumption tax.

(Note 4) "Planned acquisition date" is the planned acquisition date as indicated in the Sale Agreement. Note that the planned acquisition date is subject to change as agreed upon between IAL and the seller.

(Note 5) IAL already owns an 80% interest in the quasi-co-ownership of the real estate trust beneficiary interest, having acquired a 65% interest on September 7, 2018, and a 15% interest on April 1, 2019.

(3) Borrowings

On February 3, 2020, IAL borrowed as tabulated below to fund its acquisition of a 70% quasi-co-ownership interest in i Missions Park Kashiwa 2 (see "2. Property Acquisition" immediately above) and partially cover expenses related to the acquisition.

On March 31, 2020, IAL plans to borrow as tabulated below to fund its pending acquisition of a 20% quasi-co-ownership interest in i Missions Park Inzai and partially cover expenses related to the acquisition.

Category (Note 1)	Lender	Borrowing amount (Millions of yen)	Interest rate	Borrowing date	Repayment date	Repayment method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	1,513	Base interest rate + 0.150% (Note 2)	March 31, 2020	March 31, 2021	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd.	650	Base interest rate + 0.150% (Note 2)	March 31, 2020	March 31, 2021	Bullet repayment	Unsecured and non-guaranteed
	Subtotal	2,163	—	—	—	—	—
Long-term	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. The Norinchukin Bank The Bank of Fukuoka, Ltd.	1,750	0.13800% (Note 3) (Note 4)	February 3, 2020	January 31, 2023	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank The Bank of Fukuoka, Ltd. Shinsei Bank, Limited	3,950	0.27400% (Note 3) (Note 4)	February 3, 2020	February 3, 2025		
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank Shinsei Bank, Limited (green loan) (Note 6)	4,000	Base interest rate + 0.390% (Note 3) (Note 5)	March 31, 2020	March 31, 2028		
	Nippon Life Insurance Company	1,000	0.700%	February 3, 2020	January 31, 2030		
	Subtotal	10,700	—	—	—		
	Total	12,863	—	—	—	—	—

(Note 1) As used herein, "short-term" refers to a borrowing period of no more than one year from the borrowing date to the repayment date, and "long-term" refers to a borrowing period of more than one year from the borrowing date to the repayment date.

(Note 2) The base interest rate is one-month JPY TIBOR published by the JBA TIBOR Administration on its website (<http://www.jbatibor.or.jp/english/>).

(Note 3) The base interest rate is three-month JPY TIBOR published by the JBA TIBOR Administration on its website (<http://www.jbatibor.or.jp/english/>).

(Note 4) After floating rate was converted to fixed rate by entering into an interest rate swap agreement.

(Note 5) IAL plans to convert the floating rate to a fixed rate by entering into an interest rate swap agreement, the details of which will be disclosed once determined.

(Note 6) The ¥4,000 million loan that is scheduled to be funded on March 31, 2020, and repaid on March 31, 2028, will be a green loan (the "Green Loan").

IAL plans to use the Green Loan's entire proceeds to fund its acquisition of i Missions Park Inzai, which meets green asset eligibility criteria, in accord with its Green Financing Framework. For more details on green financing (including green loans), see IAL's "Green Financing" webpage (<https://www.ial-reit.com/en/sustainability/greenfinance.html>).

Overview of IAL

1. Unitholders' Capital

The total number of investment units authorized and outstanding, net unitholders' capital and the number of unitholders at January 31, 2020, are tabulated below.

	1st fiscal period As of January 31, 2019	2nd fiscal period As of July 31, 2019	3rd fiscal period As of January 31, 2020
Total number of investment units authorized	10,000,000 units	10,000,000 units	10,000,000 units
Total number of investment units outstanding	357,143 units	357,143 units	357,143 units
Unitholders' capital (net) (Note)	¥35,498 million	¥35,401 million	¥35,308 million
Number of Unitholders	13,300	12,348	10,329

(Note) Total unitholders' capital net of deductions from unitholders' capital.

2. Matters Concerning Investment Units

IAL's top 10 unitholders ranked by percentage of outstanding investment units owned at January 31, 2020, are listed below.

Name	No. of investment units held (units)	Percentage of outstanding units owned (%)
Japan Trustee Services Bank, Ltd. (trust account)	60,876	17.04
The Master Trust Bank of Japan, Ltd. (trust account)	35,948	10.06
ITOCHU Corporation	25,000	6.99
Trust & Custody Services Bank, Ltd. (securities investment trust account)	17,140	4.79
The Hachijuni Bank, Ltd.	9,282	2.59
The Hyakujushi Bank, Ltd.	7,300	2.04
BNYM SA/NV FOR BNYM FOR BNY GCM CLIENT ACCOUNTS M LSCB RD	7,100	1.98
The Nomura Trust and Banking Co., Ltd. (investment trust account)	7,096	1.98
The Shinkumi Federation Bank	5,714	1.59
The Aichi Bank, Ltd.	5,344	1.49
Total	180,800	50.62

(Note) Percentages of outstanding units owned are rounded down to the second decimal place.

3. Matters Concerning Directors and Accounting Auditor

(1) Directors and Accounting Auditor as of January 31, 2020

IAL's Executive Director, Supervisory Directors and accounting auditor as of January 31, 2020, are listed below.

Position	Name	Main concurrent position(s)	Total compensation from IAL for the fiscal period ended Jan. 31, 2020 (thousands of yen)
Executive Director (Note 1) (Note 2)	Junichi Shoji	Representative Director and President ITOCHU REIT Management Co., Ltd.	—
Supervisory Directors (Note 1)	Soichi Toyama	Manager, Toyama Tax & Accounting Office Appointed auditor (part-time), Mizutani Bicycle Co., Ltd. Appointed member (part-time) of Audit and Supervisory Committee, NIPPON CHEMICAL INDUSTRIAL CO., LTD. Employee (part-time), AKAHOSHI AUDIT CORPORATION Appointed auditor (part-time), Rhicon Currency Japan K.K.	1,320
	Tsuyoshi Dai	Appointed auditor (part-time), Health and Global Policy Institute Representative attorney, TSUYOSHI DAI & PARTNERS Appointed auditor (part-time), 3-D Matrix, Ltd. Appointed auditor (part-time), Christel Vie Ensemble Foundation Appointed auditor (part-time), Human Rights Watch Japan Appointed auditor (part-time), JITSUBO Co., Ltd. Appointed Compliance Committee Member (part-time), Ooedo Onsen Asset Management Co., Ltd. Appointed trustee (part-time), Make-A-Wish Japan Appointed auditor (part-time), oRo Co., Ltd. Appointed member (part-time) of the Research Ethics Review Committee, HEALIOS K.K. Appointed outside auditor (part-time), SCOHIA PHARMA, INC. Appointed company auditor (part-time), Relo Group, Inc. Appointed auditor (part-time), Prorod Partners Co., Ltd. Appointed director and member (part-time) of Audit and Supervisory Committee, SEIWA Co., Ltd.	1,320
Accounting auditor	PricewaterhouseCoopers Aarata LLC	—	7,000 (Note 3)

(Note 1) Neither the Executive Director nor either of the Supervisory Directors owns any IAL investment units in his own name or beneficially. Additionally, said Directors may hold other corporate directorships in addition to the concurrent positions listed above, but none of their concurrent positions, including those listed above, pose any conflict of interest with IAL.

(Note 2) The Executive Director receives no compensation from IAL.

(Note 3) The accounting auditor's compensation includes compensation for services outside of the purview of Article 2(1) of Japan's Certified Public Accountants Act (confort letter preparation services).

(2) Accounting Auditor Termination/Non-reappointment Decision-making Policy

Any decision to terminate or not reappoint the accounting auditor shall be made by IAL's Board of Directors. Termination decisions shall be made in accord with the Investment Trust Act's provisions. Non-reappointment decisions shall be made based on a comprehensive assessment of audit quality, audit fees and other relevant factors.

4. Asset Management Company, Custodian and General Administrative Agents

IAL's asset management company, custodian and general administrative agents as of January 31, 2020, are listed below.

Role	Company
Asset management company	ITOCHU REIT Management Co., Ltd.
Custodian	Sumitomo Mitsui Trust Bank, Limited
General administrative agent	(institutional administration, calculation, accounting, etc.) Sumitomo Mitsui Trust Bank, Limited
	(tax payment) Deloitte Tohmatsu Tax Co.
	(administration of unitholder registry, etc.) Mizuho Trust & Banking Co., Ltd.
	(investment corporation bond matters) Sumitomo Mitsui Trust Bank, Limited

(Note) As of January 31, 2020, SMBC Nikko Securities Inc., Daiwa Securities Co. Ltd., Mizuho Securities Co., Ltd., Nomura Securities Co., Ltd., and SBI SECURITIES Co., Ltd., were general administrative agents engaged in underwriting the investment unit offerings disclosed in "(1) Issuance of New Investment Units" under "6. Significant Subsequent Events" above, but they completed their respective engagements related to said offerings by this report's publication date.

IAL's Portfolio

1. IAL's Asset Allocation

IAL's asset allocation at January 31, 2020, is tabulated below.

Asset type	Property type (Note 1)	Location	2nd fiscal period As of July 31, 2019		3rd fiscal period As of January 31, 2020	
			Asset holdings (millions of yen) (Note 2)	Share of total assets (%) (Note 3)	Asset holdings (millions of yen) (Note 2)	Share of total assets (%) (Note 3)
Trust real estate	Logistics real estate	Kanto and Kansai areas (Note 4)	58,486	94.0	58,032	94.0
		Other areas (Note 5)	—	—	—	—
		Subtotal	58,486	94.0	58,032	94.0
	Other real estate (Note 6)	Kanto and Kansai areas (Note 4)	—	—	—	—
		Other areas (Note 5)	—	—	—	—
		Subtotal	—	—	—	—
Deposits/other assets			3,734	6.0	3,707	6.0
Total assets			62,220	100.0	61,739	100.0

(Note 1) As used herein, "property type" means IAL's investment policy's property-type classification.

(Note 2) "Asset holdings" are valued at their respective period-end carrying values on the balance sheet (total book value net of accumulated depreciation in the case of trust real estate properties) rounded down to the nearest whole million yen.

(Note 3) "Share of total assets" is the ratio of the given asset holdings' carrying value on the balance sheet to total assets, rounded off to the first decimal place.

(Note 4) As used herein, "Kanto area" denotes Tokyo Metropolis and Kanagawa, Chiba, Saitama and Ibaraki Prefectures; "Kansai area" denotes Osaka, Kyoto, Hyogo, Nara and Shiga Prefectures.

(Note 5) As used herein, "other areas" mean Japan excluding Kanto and Kansai areas.

(Note 6) "Other real estate" means property primarily used or usable as a site for commercial infrastructure, including factories other than logistics real estate, data centers, and telecommunications, research, processing and renewable energy facilities.

(Note 7) Because yen values are rounded down and percentages are rounded off, they may not sum exactly to their respective totals (likewise below unless expressly noted otherwise).

2. Major Property Holdings

IAL's major property holdings as of January 31, 2020, are profiled below.

Property name	Book value (millions of yen)	Total leasable area (m ²) (Note 1)	Total leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Share of total leasing business revenues (%) (Note 4)	Property type
i Missions Park Inzai (Note 5)	21,777	88,412.80	88,412.80	100.0	Undisclosed (Note 6)	Logistics real estate
i Missions Park Noda	12,420	61,278.97	61,278.97	100.0	23.5	Logistics real estate
i Missions Park Kashiwa	6,058	31,999.12	31,999.12	100.0	Undisclosed (Note 6)	Logistics real estate
i Missions Park Misato	6,034	22,664.74	22,664.74	100.0	Undisclosed (Note 6)	Logistics real estate
i Missions Park Atsugi	5,260	20,576.45	20,576.45	100.0	Undisclosed (Note 6)	Logistics real estate
i Missions Park Moriya	3,143	18,111.58	18,111.58	100.0	Undisclosed (Note 6)	Logistics real estate
i Missions Park Chiba-Kita	2,581	10,478.12	10,478.12	100.0	Undisclosed (Note 6)	Logistics real estate
i Missions Park Moriya 2	756	7,043.95	7,043.95	100.0	Undisclosed (Note 6)	Logistics real estate

(Note 1) "Total leasable area" is the total area of vacant space deemed leasable based on the leased area and/or building floor plan specified in the lease agreement(s) of the respective real estate property or trust real estate property in effect at January 31, 2020. Lease agreements for rooftop space and/or parking facilities are excluded. In the case of pass-through type master lease agreements (defined as master lease agreements structured such that rent and other charges are collected directly from end-tenants and lessees generally may collect rent only if they have actually sublet space; likewise below), leasable floor area is calculated based on the lease agreement(s) with the end-tenant(s) (likewise below).

(Note 2) As used herein, "total leased area" means the total leased area specified in the lease agreement(s) of the respective real estate property or trust real estate property in effect at January 31, 2020.

(Note 3) "Occupancy rate" is each property's ratio of leased area to total leasable area, rounded off to the first decimal place, at January 31, 2020.

(Note 4) "Share of total leasing business revenues" is the ratio of each property's real estate leasing business revenues to all properties' aggregate real estate leasing business revenues.

(Note 5) For i Missions Park Inzai, total leasable area and total leased area, or sums thereof, are prorated based on IAL's 80% quasi-co-ownership interest in the property as of January 31, 2020.

(Note 6) Undisclosed as IAL was not able to obtain the tenants' consent.

3. Details of Portfolio Properties

Details of the properties owned by IAL at January 31, 2020, are tabulated below.

Property No. (Note 1)	Property name	Location (address) (Note 2)	Type of ownership	Book value at Jan. 31, 2020 (millions of yen)	Appraisal value at Jan. 31, 2020 (millions of yen) (Note 3)	2nd fiscal period From February 1, 2019 to July 31, 2019				3rd fiscal period From August 1, 2019 to January 31, 2020			
						Total tenants at period- end (Note 4)	Occupancy rate at period-end (%)	Leasing business revenues (thousands of yen) (Note 5)	Share of total leasing business revenues (%)	Total tenants at period- end (Note 4)	Occupancy rate at period-end (%)	Leasing business revenues (thousands of yen) (Note 5)	Share of total leasing business revenues (%)
L-1	i Missions Park Atsugi	Building A: 1463-3 Shindaibatakeshta, Kaneda, Atsugi-shi, Kanagawa Building B: 1497-1 Shinhakucho, Kaneda, Atsugi-shi, Kanagawa	Trust beneficiary interests	5,260	5,850	2	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	2	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
L-2	i Missions Park Kashiwa	1027-23 Miyagohara, Washinoia, Kashiwa- shi, Chiba	Trust beneficiary interests	6,058	6,840	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
L-3	i Missions Park Noda	2-1-1 Izumi, Noda-shi, Chiba	Trust beneficiary interests	12,420	13,700	5	100.0	419,872	24.4	5	100.0	414,390	23.5
L-4	i Missions Park Moriya (Note 7)	4-4 Kinunodai, Tsukubamirai-shi, Ibaraki	Trust beneficiary interests	3,143	3,450	2	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	2	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
L-5	i Missions Park Misato	4-72-1 Sakae, Misato- shi, Saitama	Trust beneficiary interests	6,034	6,930	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
L-6	i Missions Park Chiba- Kita	439-120 Wakamatsu- cho, Wakaba-ku, Chiba-shi, Chiba	Trust beneficiary interests	2,581	2,840	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
L-7	i Missions Park Inzai (Note 8)	2-4-3 Matsuzakidai, Inzai-shi, Chiba	Trust beneficiary interests	21,777	23,800	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
L-8	i Missions Park Moriya 2 (Note 9)	4-4 Kinunodai, Tsukubamirai-shi, Ibaraki	Trust beneficiary interests	756	848	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)	1	100.0	Undisclosed (Note 6)	Undisclosed (Note 6)
Total				58,032	64,258	14	100.0	1,718,058	100.0	14	100.0	1,759,688	100.0

(Note 1) As used herein, "Property No." is a number allocated to each property according to property type; "L" stands for logistics real estate.

(Note 2) "Location (address)" is the address of the respective real estate property or trust real estate property or, if the property has no address, its registered building location (or one of its registered building locations if it has more than one).

(Note 3) "Appraisal value at Jan. 31, 2020" represents the appraisal value indicated in the real estate appraisal report as of January 31, 2020. The appraisals of the properties were commissioned to the Tanizawa Sôgô Appraisal Co., Ltd., Japan Real Estate Institute and DAIWA REAL ESTATE APPRAISAL CO., LTD.

(Note 4) "Total tenants at period-end" is the sum of the tenants (end-tenants in the case that a pass-through type master lease agreement is concluded [likewise below]) based on lease agreements of the respective real estate property or trust real estate property in effect at the end of the fiscal period. However, where the same tenant has concluded multiple lease agreements in respect of the properties, such tenant shall be counted as a single tenant when calculating the total number of tenants.

(Note 5) "Leasing business revenues" are each property's real estate leasing business revenues for the fiscal period.

(Note 6) Undisclosed as IAL was not able to obtain the tenants' consent.

(Note 7) The land value included in i Missions Park Moriya's appraisal value at January 31, 2020, was prorated based on IAL's 70% ownership interest in the land appraised in the property's appraisal report.

(Note 8) i Missions Park Inzai's appraisal value at January 31, 2020, was prorated based on IAL's 80% quasi-co-ownership interest in the property as of said date.

(Note 9) The land value included in i Missions Park Moriya 2's appraisal value, was prorated based on IAL's 30% ownership interest in the land appraised in the property's appraisal report.

4. Details of Renewable Power Generation Facilities

Not applicable

5. Details of Public Infrastructure Operating Rights

Not applicable

6. Other Assets

IAL's trust beneficiary interests in real estate are comprehensively detailed above in "3. Details of Portfolio Properties."

(1) Details of Securities Holdings

Not applicable

(2) Notional and Fair Values of Specified Derivative Positions

The notional and fair values of IAL's derivative positions at January 31, 2020, are tabulated below.

(Thousands of yen)

Category	Instrument	Notional value (Note 1)		Fair value (Note 2)
			Of which, maturity more than 1 year	
OTC	Interest rate swaps Receive floating, pay fixed	28,140,000	28,140,000	(228,350)
Total		28,140,000	28,140,000	(228,350)

(Note 1) Notional value is based on notional principal amounts. It includes the ¥5,700 million notional value of an interest rate swap agreement entered into on January 30, 2020, to hedge borrowings funded on February 3, 2020.

(Note 2) Fair value is measured by the swap counterparties based on market interest rates.

(Note 3) Interest rate swaps are not measured at fair value on IAL's Consolidated Balance Sheet because IAL applies a special accounting treatment to interest rate swaps in accord with the Accounting Standards Board of Japan's Accounting Standard for Financial Instruments (ASBJ Statement No. 10, March 10, 2008).

7. Asset Holdings Disaggregated by Country/Region

IAL does not own any assets outside of Japan.

Capital Expenditures on Portfolio Properties

1. Planned Capital Expenditures

Major planned capital expenditures for repairs/improvements to IAL's real estate properties or trust real estate properties are tabulated below. Planned construction expenditures include expenditures to be expensed.

Property name	Location	Purpose	Scheduled construction period	Planned construction expenditures (millions of yen)		
				Total	Spent in the fiscal period ended Jan. 31, 2020	Spent prior to Aug. 2019
i Missions Park Moriya 2	Tsukubamirai City, Ibaraki Prefecture	Apply waterproof coating to roof shingles	Start: April 2020 End: April 2020	8	—	—
i Missions Park Noda	Noda City, Chiba Prefecture	Install LED lighting on 3rd-4th floors of east quadrant	Start: January 2020 End: February 2020	7	—	—
i Missions Park Moriya 2	Tsukubamirai City, Ibaraki Prefecture	Replace fire safety equipment	Start: June 2020 End: June 2020	3	—	—

2. Capital Expenditures during the Fiscal Period Ended January 31, 2020

Capital expenditures during the fiscal period ended January 31, 2020, were spent mainly on the following construction work on IAL's portfolio properties. They totaled ¥8 million inclusive of ¥2 million of repairs expensed as "operating expenses."

Property name	Location	Purpose	Month completed	Amount spent (millions of yen)
i Missions Park Moriya 2	Tsukubamirai City, Ibaraki Prefecture	Replace 1st-floor warehouse lighting	September 2019	3
i Missions Park Noda	Noda City, Chiba Prefecture	Replace exterior lighting	September 2019	2
i Missions Park Moriya 2	Tsukubamirai City, Ibaraki Prefecture	Apply waterproof coating to roof shingles	September 2019	1
Other properties	—	—	—	1
Total				8

(Note) Amounts spent are rounded down to the nearest whole million.

3. Reserves for Long-term Repair Plans

IAL has reserved a portion of its surplus cash flow attributable mainly to depreciation (including in conjunction with internal retention of earnings) as tabulated below to fund major repairs in accord with medium/long-term repair plans formulated on a property-by-property basis.

(Millions of yen)

	1st fiscal period From May 1, 2018 to January 31, 2019	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Beginning reserve balance	—	12	40
Additions	12	28	30
Drawdowns	—	—	—
Balance carried forward	12	40	71

Expenses and Liabilities

1. Operating Expenses

(Thousands of yen)

Item	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
(a) Asset management fees (Note)	193,237	201,362
(b) Asset custody and administrative service fees	9,067	6,038
(c) Directors' compensations	2,640	2,640
(d) Other operating expenses	26,841	26,998
Total	231,786	237,039

(Note) In addition to the ¥193.237 million of asset management fees expensed in the second fiscal period, ¥24.95 million of management fees related to property acquisitions were capitalized and added to the acquired properties' book values. No such management fees were capitalized in the third fiscal period.

2. Borrowings

IAL's borrowings as of January 31, 2020, are disaggregated below by lender.

(Millions of yen)

	Category	Borrowing date	Balance at Aug. 1, 2019	Balance at Jan. 31, 2020	Average interest rate (Note 1)	Maturity date	Repayment method	Use	Remarks
	Lender								
Short-term	Sumitomo Mitsui Banking Corporation	September 7, 2018	620	—	0.22391%	September 9, 2019	Bullet repayment	(Note 2)	Unsecured and non-guaranteed
	Mizuho Bank, Ltd.		730	—					
	MUFG Bank, Ltd.		530	—					
	Sumitomo Mitsui Banking Corporation	April 1, 2019	260	—	0.22288%	March 31, 2020 (Note 3)	Bullet repayment	(Note 2)	
	Sumitomo Mitsui Banking Corporation	September 9, 2019	—	—	0.21874%	August 31, 2020 (Note 4)	Bullet repayment	(Note 5)	
	Mizuho Bank, Ltd.		—	—					
	Sumitomo Mitsui Trust Bank, Limited		—	—					
Subtotal			2,140	—					
Long-term	Sumitomo Mitsui Banking Corporation	September 7, 2018	2,300	2,300	0.23505%	September 7, 2021	Bullet repayment	(Note 2)	Unsecured and non-guaranteed
	Mizuho Bank, Ltd.		1,600	1,600					
	Sumitomo Mitsui Trust Bank, Limited		1,400	1,400					
	Sumitomo Mitsui Banking Corporation	September 7, 2018	1,270	1,270	0.53660%	September 9, 2024	Bullet repayment	(Note 2)	
	Mizuho Bank, Ltd.		650	650					
	Sumitomo Mitsui Trust Bank, Limited		1,050	1,050					
	MUFG Bank, Ltd.		950	950					
	Development Bank of Japan Inc.		600	600					
	Mizuho Trust & Banking Co., Ltd.		600	600					
	Sumitomo Mitsui Banking Corporation	September 7, 2018	1,400	1,400	0.72645%	September 7, 2026	Bullet repayment	(Note 2)	
	Mizuho Bank, Ltd.		1,000	1,000					
	Sumitomo Mitsui Trust Bank, Limited		1,500	1,500					
	MUFG Bank, Ltd.		1,600	1,600					
	Sumitomo Mitsui Banking Corporation	September 7, 2018	500	500	0.91670%	September 7, 2028	Bullet repayment	(Note 2)	
	Mizuho Bank, Ltd.		500	500					
	Development Bank of Japan Inc.		500	500					
	Sumitomo Mitsui Banking Corporation	April 1, 2019	1,510	1,510	0.55000%	March 31, 2027	Bullet repayment	(Note 2)	
	Mizuho Bank, Ltd.		1,000	1,000					
	Sumitomo Mitsui Trust Bank, Limited		1,000	1,000					
	MUFG Bank, Ltd.		1,000	1,000					
	Development Bank of Japan Inc.		300	300					
	Mizuho Trust & Banking Co., Ltd.		210	210					
Subtotal			22,440	22,440					
Total			24,580	22,440					

(Note 1) Floating-rate borrowings' average interest rates are weighted averages over the fiscal period ended January 31, 2020. Average interest rates on floating-rate borrowings hedged with interest rate swaps to avoid interest-rate risk are weighted averages adjusted to reflect the effect of the interest rate swap.

(Note 2) The funds were used to acquire real estate trust beneficiary interest(s) and to pay acquisition-related expenses.

(Note 3) Repaid in full on October 31, 2019.

(Note 4) Repaid in full on December 12, 2019.

(Note 5) The funds were used to repay pre-existing borrowings.

3. Investment Corporation Bonds

Issue	Issuance date	Balance at Aug. 1, 2020 (millions of yen)	Balance at Jan. 31, 2020 (millions of yen)	Interest rate (%)	Maturity date	Redemption method	Use	Remarks
ITOCHU Advance Logistics Investment Corporation 1st Unsecured Investment Corporation Bond	December 12, 2019	—	1,500	0.300	December 12, 2024	Bullet repayment	(Note 1)	Unsecured and non-guaranteed
		—	1,500					

(Note 1) The funds were used to repay pre-existing borrowings.

4. Short-term Investment Corporation Bonds

Not applicable

5. Investment Unit Acquisition Rights

Not applicable

Transactions during the Fiscal Period Ended January 31, 2020

1. Transactions Involving Real Estate, Asset-backed Securities, Infrastructure Assets, Infrastructure-related Assets, Etc.

Not applicable

2. Other Asset Transactions

Not applicable. IAL's main assets other than the real estate and asset-backed securities disclosed above are generally limited to bank deposits or bank deposits in trust.

3. Research on Prices, Etc. of Specified Assets

(1) Real Estate, Etc.

Not applicable

(2) Other

Not applicable

4. Interested-party Transaction

(1) Transaction Status

Not applicable

(2) Payments to Interested Parties

Commissions, etc., to interested parties are tabulated below.

Line item	Total paid (A) (thousands of yen)	Interested-party Transaction		Share of total (B ÷ A) (%)
		Payee	Amount paid to payee (B) (thousands of yen)	
Property management expenses	35,666	ITOCHU Urban Community Ltd.	16,123	45.2
Other operating expenses	26,998	ITOCHU Corporation	5,883	21.8
		ITOCHU Human Resources & General Affairs Services Inc.	90	0.3

5. Transactions with Asset Management Company Outside of Its Capacity as Asset Manager

Not applicable. The Asset Management Company does not concurrently engage in type I financial instruments business, type II financial instruments business, real estate brokerage or specified joint real estate businesses.

Accounting Matters

1. Status of Assets, Liabilities, Equity and Profitability

For details on assets, liabilities, equity and profitability, refer to "II. Consolidated Balance Sheet," "III. Consolidated Statement of Income," "IV. Consolidated Statement of Changes in Unitholders' Equity," "V. Notes" and "VI. Statement of Cash Distributions" below.

2. Changes in Depreciation Methods

Not applicable

3. Changes in Real Estate and Infrastructure Asset Valuation Methods

Not applicable

4. Status of Investment Trust Beneficiary Securities Issued by IAL

Not applicable

Other

1. Notice

Board of Directors

Significant new contracts or contract revisions approved by IAL's Board of Directors during the fiscal period ended January 31, 2020, are summarized below.

Approval date	Item	Summary
November 28, 2019	General administration agreement (for investment corporation bond offering services to be rendered by underwriters)	IAL's Board of Directors commissioned underwriters ^(Note 1) to render underwriting services for the ITOCHU Advance Logistics Investment Corporation 1st Unsecured Investment Corporation Bonds Issuance pursuant to a resolution at its meeting on October 30, 2019, authorizing the issue.
	General administration agreement (for bond issuance and investment corporation bond holder registry administration services)	IAL's Board of Directors commissioned Sumitomo Mitsui Banking Corporation to render general administration services for issuance/payment and financial services for the ITOCHU Advance Logistics Investment Corporation 1st Unsecured Investment Corporation Bonds Issuance pursuant to a resolution at its meeting on October 30, 2019, authorizing the issue.
January 15, 2020	Underwriting agreement for issuance of new investment units	IAL's Board of Directors commissioned underwriters ^(Note 2) to render general administration services for issuance of new investment units and secondary offering as authorized at its meeting on January 6, 2020.

(Note 1) The underwriters were Mizuho Securities Co., Ltd., SMBC Nikko Securities Inc. and Daiwa Securities Co. Ltd.

(Note 2) The underwriters were SMBC Nikko Securities Inc., Daiwa Securities Co. Ltd., Mizuho Securities Co., Ltd., Nomura Securities Co., Ltd., and SBI Securities Co., Ltd.

2. Rounding of Yen Values and Percentages

Unless expressly noted otherwise, yen values are rounded down to the nearest whole million or thousand, whichever is specified. Percentages are rounded off to the decimal place shown.

3. Disclosures regarding Overseas Real Estate Holding Corporations

Not applicable

4. Disclosures regarding Real Estate Owned by Overseas Real Estate Holding Corporations

Not applicable

(Thousands of yen)

	2nd fiscal period As of July 31, 2019	3rd fiscal period As of January 31, 2020
Assets		
Current assets		
Cash and deposits	1,184,413	1,196,051
Cash and deposits in trust	2,134,580	2,270,747
Operating accounts receivable	68,946	62,873
Accounts receivable - other	—	330
Consumption taxes receivable	156,796	—
Prepaid expenses	38,765	33,502
Other	510	—
Total current assets	3,584,013	3,563,503
Non-current assets		
Property, plant and equipment		
Buildings in trust	34,908,809	34,916,922
Accumulated depreciation	(702,807)	(1,112,548)
Buildings in trust, net	34,206,002	33,804,374
Structures in trust	1,235,508	1,235,508
Accumulated depreciation	(56,736)	(89,701)
Structures in trust, net	1,178,772	1,145,807
Machinery and equipment in trust	1,005,404	1,005,404
Accumulated depreciation	(33,496)	(53,156)
Machinery and equipment in trust, net	971,907	952,248
Tools, furniture and fixtures in trust	1,751	1,751
Accumulated depreciation	(24)	(171)
Tools, furniture and fixtures in trust, net	1,726	1,579
Land in trust	22,128,070	22,128,070
Total property, plant and equipment	58,486,480	58,032,080
Intangible assets		
Software	4,776	4,219
Total intangible assets	4,776	4,219
Investments and other assets		
Leasehold and guarantee deposits	10,000	10,000
Long-term prepaid expenses	135,236	117,749
Deferred tax assets	13	15
Total investments and other assets	145,250	127,764
Total non-current assets	58,636,506	58,164,064
Deferred assets		
Investment corporation bond issuance costs	—	12,338
Total deferred assets	—	12,338
Total assets	62,220,520	61,739,906

(Thousands of yen)

	2nd fiscal period As of July 31, 2019	3rd fiscal period As of January 31, 2020
Liabilities		
Current liabilities		
Operating accounts payable	19,940	91,669
Short-term loans payable	2,140,000	—
Accounts payable - other	15,735	7,822
Accrued expenses	225,252	238,948
Income taxes payable	891	914
Consumption taxes payable	—	133,923
Advances received	313,375	319,158
Other	2,145	10,314
Total current liabilities	2,717,340	802,751
Non-current liabilities		
Investment corporation bonds	—	1,500,000
Long-term loans payable	22,440,000	22,440,000
Tenant leasehold and security deposits in trust	929,571	929,553
Total non-current liabilities	23,369,571	24,869,553
Total liabilities	26,086,911	25,672,305
Net assets		
Unitholders' equity		
Unitholders' capital	35,498,833	35,498,833
Deductions from unitholders' capital	(97,500)	(190,714)
Unitholders' capital, net	35,401,333	35,308,119
Surplus		
Unappropriated retained earnings (undisposed loss)	732,274	759,482
Total surplus	732,274	759,482
Total unitholders' equity	36,133,608	36,067,601
Total net assets	*1 36,133,608	*1 36,067,601
Total liabilities and net assets	62,220,520	61,739,906

(Thousands of yen)

	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Operating revenues		
Leasing business revenues	*1 1,681,133	*1 1,730,922
Other leasing business revenues	*1 36,924	*1 28,766
Total operating revenues	1,718,058	1,759,688
Operating expenses		
Expenses related to rent business	*1 676,237	*1 683,445
Asset management fees	193,237	201,362
Asset custody and administrative service fees	9,067	6,038
Directors' compensations	2,640	2,640
Other operating expenses	26,841	26,998
Total operating expenses	908,023	920,484
Operating income	810,034	839,204
Non-operating income		
Interest income	10	15
Interest on tax refund	5,346	75
Subsidy income	—	330
Total non-operating income	5,357	421
Non-operating expenses		
Interest expenses	59,794	63,189
Amortization of investment corporation bond issuance costs	—	425
Borrowing related expenses	22,210	13,232
Other non-operating expenses	244	2,511
Total non-operating expenses	82,248	79,359
Ordinary income	733,142	760,266
Income before income taxes	733,142	760,266
Income taxes - current	893	916
Income taxes - deferred	14	(1)
Total income taxes	907	915
Net income	732,234	759,350
Retained earnings brought forward	40	131
Unappropriated retained earnings (undisposed loss)	732,274	759,482

2nd fiscal period (from February 1, 2019 to July 31, 2019)

(Thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital			Surplus		Unitholders' equity Total	
	Unitholders' capital	Deductions from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus		
Beginning balance	35,498,833	—	35,498,833	520,040	520,040	36,018,873	36,018,873
Changes of items during period							
Surplus cash distribution	—	(97,500)	(97,500)	—	—	(97,500)	(97,500)
Distribution of retained earnings	—	—	—	(520,000)	(520,000)	(520,000)	(520,000)
Net income	—	—	—	732,234	732,234	732,234	732,234
Total changes of items during period	—	(97,500)	(97,500)	212,234	212,234	114,734	114,734
Ending balance	^{*1} 35,498,833	(97,500)	35,401,333	732,274	732,274	36,133,608	36,133,608

3rd fiscal period (from August 1, 2019 to January 31, 2020)

(Thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital			Surplus		Unitholders' equity Total	
	Unitholders' capital	Deductions from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus		
Beginning balance	35,498,833	(97,500)	35,401,333	732,274	732,274	36,133,608	36,133,608
Changes of items during period							
Surplus cash distribution	—	(93,214)	(93,214)	—	—	(93,214)	(93,214)
Distribution of retained earnings	—	—	—	(732,143)	(732,143)	(732,143)	(732,143)
Net income	—	—	—	759,350	759,350	759,350	759,350
Total changes of items during period	—	(93,214)	(93,214)	27,207	27,207	(66,006)	(66,006)
Ending balance	^{*1} 35,498,833	(190,714)	35,308,119	759,482	759,482	36,067,601	36,067,601

Notes on Significant Accounting Policy Matters

	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
1. Non-current asset depreciation and amortization methods	<p>(1) Property, plant and equipment (including PPE in trust) PPE are depreciated by the straight-line method over the following useful lives</p> <p>Buildings 3–62 years Structures 14–46 years Machinery and equipment 5–29 years Tools, furniture and fixtures 6 years</p> <p>(2) Intangible assets Intangible assets are amortized by the straight-line method over the following useful lives.</p> <p>Software 5 years</p> <p>(3) Long-term prepaid expenses Long-term prepaid expenses are amortized by the straight-line method.</p>	<p>(1) Property, plant and equipment (including PPE in trust) PPE are depreciated by the straight-line method over the following useful lives</p> <p>Buildings 3–62 years Structures 14–46 years Machinery and equipment 5–29 years Tools, furniture and fixtures 6 years</p> <p>(2) Intangible assets Intangible assets are amortized by the straight-line method over the following useful lives.</p> <p>Software 5 years</p> <p>(3) Long-term prepaid expenses Long-term prepaid expenses are amortized by the straight-line method.</p>
2. Deferred asset accounting treatment	—	(1) Investment corporation bond issuance costs Amortized by the straight-line method over the period from issuance to redemption of the bonds.
3. Revenue and expense recognition criteria	<p>Treatment of property taxes Property taxes, city planning taxes, depreciable asset taxes and other taxes assessed on IAL's real estate and other asset holdings are expensed as a leasing business expense prorated by fiscal period.</p> <p>Such taxes paid to a seller at settlement in conjunction with a property acquisition are capitalized and added to the property's acquisition costs, not expensed as a leasing business expense. The fiscal period ended January 31, 2020, ¥20,641,000 of such taxes were capitalized.</p>	<p>Treatment of property taxes Property taxes, city planning taxes, depreciable asset taxes and other taxes assessed on IAL's real estate and other asset holdings are expensed as a leasing business expense prorated by fiscal period.</p> <p>Such taxes paid to a seller at settlement in conjunction with a property acquisition are capitalized and added to the property's acquisition costs, not expensed as a leasing business expense.</p>
4. Hedge accounting	<p>(1) Hedge accounting method Hedges are accounted for by the deferral method, except that interest rate swaps qualifying for special accounting treatment are accounted for accordingly.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swaps Hedged items: Borrowing rates</p> <p>(3) Hedging policy IAL engages in derivative trades to hedge risks stipulated in its Articles of Incorporation in accord with its Risk Management Policy.</p> <p>(4) Hedge effectiveness assessment method IAL does not assess hedge effectiveness because its interest rate swaps qualify for special accounting treatment that does not require assessment of hedge effectiveness.</p>	<p>(1) Hedge accounting method Hedges are accounted for by the deferral method, except that interest rate swaps qualifying for special accounting treatment are accounted for accordingly.</p> <p>(2) Hedging instruments and hedged items Hedging instruments: Interest rate swaps Hedged items: Borrowing rates</p> <p>(3) Hedging policy IAL engages in derivative trades to hedge risks stipulated in its Articles of Incorporation in accord with its Risk Management Policy.</p> <p>(4) Hedge effectiveness assessment method IAL does not assess hedge effectiveness because its interest rate swaps qualify for special accounting treatment that does not require assessment of hedge effectiveness.</p>

5. Other significant matters fundamental to preparation of financial statements	<p>(1) Accounting treatment of trust beneficiary interests that hold real estate</p> <p>For real estate trust beneficiary interests and other asset holdings held in trust, all asset, liability, revenue and expense accounts associated with said assets are included in the corresponding line item in the Consolidated Balance Sheet or Consolidated Statement of Income.</p> <p>Of trust assets presented on the Consolidated Balance Sheet, the following significant assets are presented as separate line items.</p> <p>1) Cash and deposits in trust</p> <p>2) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; and land in trust</p> <p>3) Tenant leasehold and security deposits in trust</p> <p>(2) Tax treatment of consumption taxes</p> <p>National and local consumption taxes are recorded separately.</p>	<p>(1) Accounting treatment of trust beneficiary interests that hold real estate</p> <p>For real estate trust beneficiary interests and other asset holdings held in trust, all asset, liability, revenue and expense accounts associated with said assets are included in the corresponding line item in the Consolidated Balance Sheet or Consolidated Statement of Income.</p> <p>Of trust assets presented on the Consolidated Balance Sheet, the following significant assets are presented as separate line items.</p> <p>1) Cash and deposits in trust</p> <p>2) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; and land in trust</p> <p>3) Tenant leasehold and security deposits in trust</p> <p>(2) Tax treatment of consumption taxes</p> <p>National and local consumption taxes are recorded separately.</p>
---------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Notes to Consolidated Balance Sheet

2nd fiscal period As of July 31, 2019	3rd fiscal period As of January 31, 2020
*1 Minimum net assets under Article 67(4) of the Investment Trust Act (Thousands of yen) 50,000	*1 Minimum net assets under Article 67(4) of the Investment Trust Act (Thousands of yen) 50,000

Notes to Consolidated Statement of Income

2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
<p>*1 Itemization of real estate leasing business revenues and expenses (Thousands of yen)</p> <p>A. Real estate leasing business revenues</p> <p>Leasing business revenues</p> <p>Leasing revenues 1,654,552</p> <p>Common area charge income 26,581</p> <p>Subtotal 1,681,133</p> <p>Other leasing business revenues</p> <p>Utility service revenues 30,804</p> <p>Parking revenues 5,237</p> <p>Other rental revenues 882</p> <p>Subtotal 36,924</p> <p>Total real estate leasing business revenues 1,718,058</p> <p>Real estate leasing business expenses</p> <p>Leasing business expenses</p> <p>Property management fees 35,077</p> <p>Utility expenses 36,172</p> <p>Repair expenses 1,679</p> <p>Taxes and public dues 146,684</p> <p>Depreciation 447,078</p> <p>Insurance premiums 7,831</p> <p>Trust fees 1,685</p> <p>Other leasing business expenses 28</p> <p>Total real estate leasing business expenses 676,237</p> <p>C. Real estate leasing business income (A – B) 1,041,820</p>	<p>*1 Itemization of real estate leasing business revenues and expenses (Thousands of yen)</p> <p>A. Real estate leasing business revenues</p> <p>Leasing business revenues</p> <p>Rental revenues 1,704,341</p> <p>Common area charge income 26,581</p> <p>Subtotal 1,730,922</p> <p>Other leasing business revenues</p> <p>Utility service revenues 22,017</p> <p>Parking revenues 5,201</p> <p>Other rental revenues 1,547</p> <p>Subtotal 28,766</p> <p>Total real estate leasing business revenues 1,759,688</p> <p>B. Real estate leasing business expenses</p> <p>Expenses related to rent business</p> <p>Property management fees 35,666</p> <p>Utility expenses 25,519</p> <p>Repair expenses 2,052</p> <p>Taxes and public dues 149,665</p> <p>Depreciation costs 462,512</p> <p>Insurance premiums 6,300</p> <p>Trust fees 1,700</p> <p>Other leasing business expenses 27</p> <p>Total real estate leasing business expenses 683,445</p> <p>C. Real estate leasing business income (A – B) 1,076,243</p>

Notes to Consolidated Statement of Changes in Unitholders' Equity

2nd fiscal period From February 1, 2019 to July 31, 2019		3rd fiscal period From August 1, 2019 to January 31, 2020	
*1 Total number of investment units authorized and outstanding		*1 Total number of investment units authorized and outstanding	
Total authorized investment	10,000,000 units	Total authorized investment	10,000,000 units
Total investment units outstanding	357,143 units	Total investment units outstanding	357,143 units

Notes on Tax Effect Accounting

2nd fiscal period From February 1, 2019 to July 31, 2019		3rd fiscal period From August 1, 2019 to January 31, 2020	
1. Deferred tax assets and deferred tax liabilities itemized by main causative factor		1. Deferred tax assets and deferred tax liabilities itemized by main causative factor	
(Thousands of yen)		(Thousands of yen)	
(Deferred tax assets)		(Deferred tax assets)	
Non-deductible enterprise taxes payable	13	Non-deductible enterprise taxes payable	15
Total deferred tax assets	13	Deferred insurance claim income	2,249
Net deferred tax assets	13	Subtotal	2,264
		Valuation allowance	(2,249)
		Total deferred tax assets	15
		Net deferred tax assets	15
2. Itemization of main causative factors behind significant difference, if any, between statutory effective tax rate and actual income tax rate after application of tax effect accounting		2. Itemization of main causative factors behind significant difference, if any, between statutory effective tax rate and actual income tax rate after application of tax effect accounting	
(%)		(%)	
Statutory effective tax rate	31.51	Statutory effective tax rate	31.51
(Adjustments)		(Adjustments)	
Deductible distributions paid	-31.47	Change in valuation allowance	0.30
Other	0.08	Deductible distributions paid	-31.77
Income tax rate after application of tax effect accounting	0.12	Other	0.08
		Income tax rate after application of tax effect accounting	0.12

Notes on Non-current Assets Used under Leases

2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Not applicable	Not applicable

Notes on Financial Instruments

2nd fiscal period (from February 1, 2019 to July 31, 2019)

1. Matters concerning financial instruments

(1) Policy on use of financial instruments

IAL raises funds through such means as borrowing from financial institutions, issuing investment corporation bonds (including short-term ones; likewise below) and issuing investment units to ensure stable medium/long-term earnings, steady growth in assets under management and its portfolio properties' operational stability.

It may invest its surplus funds in marketable securities or deposit instruments. When doing so, it takes into consideration prospective investments' safety and convertibility into cash, the market environment and liquidity conditions.

IAL trades derivatives solely to hedge risks, mainly interest rate risk posed by floating-rate liabilities.

(2) Financial instrument holdings, their risks and IAL's risk management regime

IAL invests surplus cash in deposits. Deposits are subject to credit risk, including the risk of the depositor's financial institution's bankruptcy. IAL mitigates credit risk by limiting its deposit holdings to short-term deposits at financial institutions with high credit ratings.

IAL uses proceeds of borrowings and investment corporation bond issuance mainly to fund property acquisitions, repay pre-existing borrowings and redeem investment corporation bonds. Borrowings and bond issues are subject to liquidity risk in the form of potential inability to refinance borrowings or bond issues at maturity. IAL mitigates liquidity risk by diversifying funding instruments, debt maturities and funding sources and maintaining a cushion of liquidity at hand. It also manages liquidity risk through such means as preparing cash flow schedules.

Additionally, floating-rate borrowings and floating-rate investment corporation bond issues are subject to the risk of an increase in the interest rate payable on them. IAL limits such interest rate risk by using derivatives (interest rate swaps) in addition to maintaining a prudent LTV ratio.

Tenant leasehold and security deposits in trust are deposits received from tenants. They are subject to liquidity risk because IAL is obligated to refund them to tenants when the tenants vacate their leased premises. When IAL invests leasehold and security deposits, it manages liquidity risk mainly by placing priority on safety and convertibility into cash in compliance with its Investment Guidelines and by preparing cash flow schedules.

(3) Supplemental explanation regarding financial instruments' fair value

Financial instruments' fair values include values based on market prices and, in cases where market prices are not available, rationally measured values. The latter are based on certain assumptions. Assumption-based fair value measurements may vary when different assumptions are used. Additionally, the notional values of derivatives tabulated below under "2. Financial instruments' fair value" are not indicative of the derivatives' market risk.

2. Financial instruments' fair value

Financial instruments' carrying values and fair values at July 31, 2019, and differences between the two are tabulated below.

	Carrying value (thousands of yen)	Fair value (thousands of yen)	Difference (thousands of yen)
(1) Cash and deposits	1,184,413	1,184,413	—
(2) Cash and deposits in trust	2,134,580	2,134,580	—
(3) Short-term loans payable	(2,140,000)	(2,140,000)	—
Long-term loans payable	(22,440,000)	(23,093,586)	653,586
(5) Derivatives (Note 2)	—	—	—

(Note 1) Liabilities' carrying and fair values are enclosed in parentheses.

(Note 2) Derivatives are not measured at fair value on IAL's Balance Sheet because IAL applies a special accounting treatment to interest rate swaps in accord with the Accounting Standards Board of Japan's Accounting Standard for Financial Instruments (ASBJ Statement No. 10, March 10, 2008).

(Note 3) Fair value measurement methods for financial instruments

(1) Cash and deposits and (2) Cash and deposits in trust

Book value is used as a proxy for fair value because the cash and deposits' short maturities render their book and fair values approximately equivalent to each other.

(3) Short-term loans payable

Book value is used as a proxy for fair value because the short-term loans' periodic interest-rate resets render their book and fair values approximately equivalent to each other.

(4) Long-term loans payable

Book value is used as a proxy for fair value because the long-term loans' periodic interest-rate reset clauses render their book and fair values approximately equivalent to each other. However, in the case of long-term loans payable with floating rates hedged by interest rate swaps accounted for by the aforementioned special treatment, fair value is measured at the present value of the sum of the borrowings' principal and interest payments adjusted to reflect the interest rate swap's cash flows. Said sum is discounted to present value at the rationally estimated interest rate at which IAL could hypothetically obtain the same loan as of the measurement date.

(5) Derivatives

1) Derivatives not subject to hedge accounting
Not applicable

2) Derivatives subject to hedge accounting

Derivatives' notional value at July 31, 2019, is tabulated below by hedge accounting method.

(Thousands of yen)

Hedge accounting method	Type of derivative	Main hedged item	Notional value		Fair value	Fair value measurement method
				Over 1 year		
Interest rate swap special treatment	Interest rate swap Receive floating, pay fixed	Long-term loans payable	22,440,000	22,440,000	(Note)	—

(Note) Interest rate swaps' special accounting treatment treats interest rate swaps and the long-term loans payable they respectively hedge as a single instrument. Interest rate swaps' fair value is therefore included in the fair value in the "(4) Long-term loans payable" row of the table above.

(Note 4) Financial instruments for which fair value measurement is deemed unfeasible

(Thousands of yen)

Category	Carrying value
Tenant leasehold and security deposits in trust	929,571

IAL does not disclose the fair value of tenant leasehold and security deposits in trust because measurement of their fair value is deemed unfeasible as a result of an absence of market prices and uncertainty surrounding the timing of their prospective refund to tenants, the latter of which precludes rational estimation of their future cash flows' present value.

(Note 5) Cash and deposits' maturity schedule as of January 31, 2020

(Thousands of yen)

	1 year or less	1–2 years	2–3 years	3–4 years	4–5 years	Over 5 years
Cash and deposits	1,184,413	—	—	—	—	—
Cash and deposits in trust	2,134,580	—	—	—	—	—
Total	3,318,994	—	—	—	—	—

(Note 6) Borrowings and other interest-bearing debt's maturity schedule as of January 31, 2020

(Thousands of yen)

	1 year or less	1–2 years	2–3 years	3–4 years	4–5 years	Over 5 years
Short-term loans payable	2,140,000	—	—	—	—	—
Long-term loans payable	—	—	5,300,000	—	—	17,140,000
Total	2,140,000	—	5,300,000	—	—	17,140,000

3rd fiscal period (from August 1, 2019 to January 31, 2020)

1. Matters concerning financial instruments

(1) Policy on use of financial instruments

IAL raises funds through such means as borrowing from financial institutions, issuing investment corporation bonds (including short-term ones; likewise below) and issuing investment units to ensure stable medium/long-term earnings, steady growth in assets under management and its portfolio properties' operational stability.

It may invest its surplus funds in marketable securities or deposit instruments. When doing so, it takes into consideration prospective investments' safety and convertibility into cash, the market environment and liquidity conditions.

IAL trades derivatives solely to hedge risks, mainly interest rate risk posed by floating-rate liabilities.

(2) Financial instrument holdings, their risks and IAL's risk management regime

IAL invests surplus cash in deposits. Deposits are subject to credit risk, including the risk of the depositor financial institution's bankruptcy. IAL mitigates credit risk by limiting its deposit holdings to short-term deposits at financial institutions with high credit ratings.

IAL uses proceeds of borrowings and investment corporation bond issuance mainly to fund property acquisitions, repay pre-existing borrowings and redeem investment corporation bonds. Borrowings and bond issues are subject to liquidity risk in the form of potential inability to refinance borrowings or bond issues at maturity. IAL mitigates liquidity risk by diversifying funding instruments, debt maturities and funding sources and maintaining a cushion of liquidity at hand. It also manages liquidity risk through such means as preparing cash flow schedules.

Additionally, floating-rate borrowings and floating-rate investment corporation bond issues are subject to the risk of an increase in the interest rate payable on them. IAL limits such interest rate risk by using derivatives (interest rate swaps) in addition to maintaining a prudent LTV ratio.

Tenant leasehold and security deposits in trust are deposits received from tenants. They are subject to liquidity risk because IAL is obligated to refund them to tenants when the tenants vacate their leased premises. When IAL invests leasehold and security deposits, it manages liquidity risk mainly by placing priority on safety and convertibility into cash in compliance with its Investment Guidelines and by preparing cash flow schedules.

(3) Supplemental explanation regarding financial instruments' fair value

Financial instruments' fair values include values based on market prices and, in cases where market prices are not available, rationally measured values. The latter are based on certain assumptions. Assumption-based fair value measurements may vary when different assumptions are used. Additionally, the notional values of derivatives tabulated below under "2. Financial instruments' fair value" are not indicative of the derivatives' market risk.

2. Financial instruments' fair value

Financial instruments' carrying values and fair values at January 31, 2020, and differences between the two are tabulated below.

	Carrying value (thousands of yen)	Fair value (thousands of yen)	Difference (thousands of yen)
(1) Cash and deposits	1,196,051	1,196,051	—
(2) Cash and deposits in trust	2,270,747	2,270,747	—
(3) Investment corporation bonds	(1,500,000)	(1,501,350)	1,350
(4) Long-term loans payable	(22,440,000)	(22,975,548)	535,548
(5) Derivatives (Note 2)	—	—	—

(Note 1) Liabilities' carrying and fair values are enclosed in parentheses.

(Note 2) Derivatives are not measured at fair value on IAL's Balance Sheet because IAL applies a special accounting treatment to interest rate swaps in accord with the Accounting Standards Board of Japan's Accounting Standard for Financial Instruments (ASBJ Statement No. 10, March 10, 2008).

(Note 3) Fair value measurement methods for financial instruments

(1) Cash and deposits and (2) Cash and deposits in trust

Book value is used as a proxy for fair value because the cash and deposits' short maturities render their book and fair values approximately equivalent to each other.

(3) Investment corporation bonds

Fair value is based on reference quotes published by the Japan Securities Dealers Association unless reference quotes are not available, in which case fair value is measured at principal and interest payments' sum discounted to present value using the interest rate at which IAL could hypothetically issue the same bonds as of the measurement date.

(4) Long-term loans payable

Book value is used as a proxy for fair value because the short-term loans' periodic interest-rate resets render their book and fair values approximately equivalent to each other. However, in the case of long-term loans payable with floating rates hedged by interest rate swaps accounted for by the aforementioned special treatment, fair value is measured at the present value of the sum of the borrowings' principal and interest payments adjusted to reflect the interest rate swap's cash flows. Said sum is discounted to present value at the rationally estimated interest rate at which IAL could hypothetically obtain the same loan as of the measurement date.

(5) Derivatives

1) Derivatives not subject to hedge accounting

Not applicable

2) Derivatives subject to hedge accounting

Derivatives' notional value at January 31, 2020, is tabulated below by hedge accounting method.

(Thousands of yen)

Hedge accounting method	Type of derivative	Main hedged item	Notional value*1		Fair value*2	Fair value measurement method
				Over 1 year		
Interest rate swap special treatment	Interest rate swap Receive floating, pay fixed	Long-term loans payable	28,140,000	28,140,000	(7,160)	—

*1. The notional value includes the ¥5,700 million of notional value of an interest rate swap entered into on January 30, 2020, to hedge borrowings funded on February 3, 2020.

*2. The table includes the fair value of said interest rate swap entered into on January 30, 2020, because the long-term loans payable now paired with the swap under interest rate swaps' special accounting treatment had yet to be originated at the reporting date. Said fair value was measured by the swap counterparty based on market interest rates. Other interest rate swaps' fair value is included in the fair value of long-term loans payable in "2. Financial instruments' fair value" under "Notes on financial instruments" above because interest rate swaps' special accounting treatment treats interest rate swaps and the long-term loans payable they respectively hedge as a single instrument.

(Note 4) Financial instruments for which fair value measurement is deemed unfeasible

(Thousands of yen)

Category	Carrying value
Tenant leasehold and security deposits in trust	929,553

IAL does not disclose the fair value of tenant leasehold and security deposits in trust because measurement of their fair value is deemed unfeasible as a result of an absence of market prices and uncertainty surrounding the timing of their prospective refund to tenants, the latter of which precludes rational estimation of their future cash flows' present value.

(Note 5) Cash and deposits' maturity schedule as of July 31, 2019

(Thousands of yen)

	1 year or less	1–2 years	2–3 years	3–4 years	4–5 years	Over 5 years
Cash and deposits	1,196,051	–	–	–	–	–
Cash and deposits in trust	2,270,747	–	–	–	–	–
Total	3,466,798	–	–	–	–	–

(Note 6) Borrowings and other interest-bearing debt's maturity schedule as of January 31, 2020

(Thousands of yen)

	1 year or less	1–2 years	2–3 years	3–4 years	4–5 years	Over 5 years
Investment corporation bonds	–	–	–	–	1,500,000	–
Long-term loans payable	–	5,300,000	–	–	5,120,000	12,020,000
Total	–	5,300,000	–	–	6,620,000	12,020,000

Notes on Rental Properties

2nd fiscal period (from February 1, 2019 to July 31, 2019)

IAL owns rental logistics properties in the Kanto and Kansai areas ^(Note 1) to earn rental revenues. Its rental properties' carrying value and fair value at July 31, 2019, and the change in their carrying value over the preceding six months are tabulated below.

(Thousands of yen)

Carrying value (Note 2)			Fair value at July 31, 2019
Balance at February 1, 2019	Change during period (Note 3)	Balance at July 31, 2019	(Note 4)
53,889,645	4,596,834	58,486,480	63,545,000

(Note 1) As used herein, "Kanto area" denotes Tokyo Metropolis and Kanagawa, Chiba, Saitama and Ibaraki Prefectures; "Kansai area" denotes Osaka, Kyoto, Hyogo, Nara and Shiga Prefectures.

(Note 2) Carrying value is acquisition costs net of accumulated depreciation.

(Note 3) The change in rental properties' carrying value during the period was mainly the net result of a ¥5,041,105,000 increase due to acquisitions of trust beneficiary interests in two properties and a ¥447,078,000 reduction due to depreciation.

(Note 4) Fair value at July 31, 2019, is the properties' appraisal value furnished by independent real estate appraisers.

The rental properties' revenues and expenses in the fiscal period ended July 31, 2019 (second fiscal period), are itemized above in "Notes on Consolidated Statement of Income."

3rd fiscal period (from August 1, 2019 to January 31, 2020)

IAL owns rental logistics properties in the Kanto and Kansai areas ^(Note 1) to earn rental revenues. Its rental properties' carrying value and fair value at January 31, 2020, and the change in their carrying value over the preceding six months are tabulated below.

(Thousands of yen)

Carrying value (Note 2)			Fair value at January 31, 2020
Balance at August 1, 2019	Change during period (Note 3)	Balance at January 31, 2020	(Note 4)
58,486,480	–454,399	58,032,080	64,258,000

(Note 1) As used herein, "Kanto area" denotes Tokyo Metropolis and Kanagawa, Chiba, Saitama and Ibaraki Prefectures; "Kansai area" denotes Osaka, Kyoto, Hyogo, Nara and Shiga Prefectures.

(Note 2) Carrying value is acquisition costs net of accumulated depreciation.

(Note 3) The change in rental properties' carrying value during the period was mainly the net result of a ¥462,512,000 reduction due to depreciation and a minor increase mainly attributable to capital expenditures.

(Note 4) Fair value at January 31, 2020, is the properties' appraisal value furnished by independent real estate appraisers.

The rental properties' revenues and expenses in the fiscal period ended January 31, 2020 (third fiscal period), are itemized above in "Notes to Consolidated Statement of Income."

Notes on Asset Management Restrictions

2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Not applicable	Not applicable

Notes on Related-party Transactions

2nd fiscal period (from February 1, 2019 to July 31, 2019)

Relationship	Related party	Nature of business	% of IAL owned	Nature of transaction(s)	Transaction amount (thousands of yen)	Account	Balance at July 31, 2019 (thousands of yen)
Related party of asset management company	ITOCHU Corporation	General trading company	6.99%	Property acquisition	4,240,000	—	—
Related party of asset management company	Godo Kaisha Joso 2 Properties	Real estate	—	Property acquisition	750,000	—	—
Custodian	Sumitomo Mitsui Trust Bank, Limited	Banking	—	Long-term loan	1,000,000	Long-term loans payable	4,950,000
				Interest expenses	21,462	Accrued expenses	2,639

Transaction terms and policy for setting transaction terms

(Note 1) Transaction terms are set based on market pricing/terms.

(Note 2) The above transaction amounts and balances at July 31, 2019, do not include consumption taxes.

3rd fiscal period (from August 1, 2019 to January 31, 2020)

Relationship	Related party	Nature of business	% of IAL owned	Nature of transaction(s)	Transaction amount (thousands of yen)	Account	Balance at January 30, 2020 (thousands of yen)
Custodian	Sumitomo Mitsui Trust Bank, Limited	Banking	—	Short-term loan	500,000	Long-term loans payable	4,950,000
				Repayment of short-term loan	500,000		
				Interest expenses	22,270	Accrued expenses	2,718

Transaction terms and policy for setting transaction terms

(Note 1) Transaction terms are set based on market pricing/terms.

(Note 2) The above transaction amounts and balances at July 31, 2019, do not include consumption taxes.

Notes on Per-unit Information

(Yen)

2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Net assets per unit 101,174	Net assets per unit 100,989
Net income per unit 2,050	Net income per unit 2,126
Net income per unit for the second fiscal period is calculated by dividing net income by the weighted average number of investment units based on the number of days during the period. Net income per diluted unit is omitted because IAL has no potential investment units outstanding.	Net income per unit for the second fiscal period is calculated by dividing net income by the weighted average number of investment units based on the number of days during the period. Net income per diluted unit is omitted because IAL has no potential investment units outstanding.

(Note) The inputs used to calculate net income per unit are tabulated below.

	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Net income (thousands of yen)	732,234	759,350
Amount not attributable to common unitholders (thousands of yen)	—	—
Net income applicable to common units (thousands of yen)	732,234	759,350
Average units outstanding during period	357,143	357,143

Notes on Significant Subsequent Events

2nd fiscal period (from February 1, 2019 to July 31, 2019)

Not applicable

3rd fiscal period (from August 1, 2019 to January 31, 2020)

1. Issuance of new investment units

On January 6 and January 15, 2020, IAL's Board of Directors authorized issuance of new investment units through a public offering and third-party allotment, respectively, as outlined below. The public offering was fully funded on February 3, 2020; the third-party allotment, on February 19, 2020. The two offerings increased unitholders' capital to ¥49,777,729,367 and the outstanding investment-unit count to 486,000.

(1) Issuance of new investment units through public offering (primary offering)

New investment units issued: 123,357 units

Offering price per unit: ¥116,350

Total offering amount: ¥14,352,586,950

Issue price per unit: ¥112,292

Total issue amount: ¥13,852,004,244

Payment date: February 3, 2020

(2) Issuance of new investment units through a third-party allotment

New investment units issued: 5,500 units

Issue price per unit: ¥112,292

Total issue amount: ¥617,606,000

Payment date: February 19, 2020

Designated allottee: SMBC Nikko Securities Inc.

2. Property acquisitions

IAL acquired a 70% quasi-co-ownership interest in i Missions Park Kashiwa 2 on February 3, 2020.

IAL plans to acquire an additional 20% quasi-co-ownership interest in i Missions Park Inzai on April 1, 2020 (including the pending acquisition, the two properties' acquisition price will total ¥25,270 million).

Property type (Note 1)	Property No. (Note 2)	Property name	Location	Planned acquisition price (millions of yen) (Note 3)	Planned acquisition date (Note 4)
Logistics real estate	L-9	i Missions Park Kashiwa 2 (quasi-co-ownership 70%)	Kashiwa City, Chiba Prefecture	19,600	February 3, 2020
	L-7	i Missions Park Inzai (quasi-co-ownership 20%) (additional acquisition) (Note 5)	Inzai City, Chiba Prefecture	5,670	April 1, 2020

(Note 1) For property type definitions, see "1. IAL's Asset Allocation" under "IAL's Portfolio" above.

(Note 2) For property number definitions, see "3. Details of Portfolio Properties" under "IAL's Portfolio" above.

(Note 3) The "planned acquisition price" is the purchase price of the relevant assets for acquisition as indicated in the agreement for the sale and purchase of the trust beneficiary interest (the "Sale Agreement") for the relevant asset. The purchase price does not include consumption tax, local consumption tax, or expenses relating to acquisition.

(Note 4) "Planned acquisition date" is the planned acquisition date as indicated in the Sale Agreement. Note that the planned acquisition date is subject to change as agreed upon between IAL and the seller.

(Note 5) IAL already owns an 80% quasi-co-ownership of trust beneficiary interest in the property, having acquired a 65% interest on September 7, 2018, and a 15% interest on April 1, 2019.

3. Borrowings

On February 3, 2020, IAL borrowed as tabulated below to fund its acquisition of a 70% quasi-co-ownership interest in i Missions Park Kashiwa 2 (see "2. Property acquisitions" immediately above) and partially cover expenses related to the acquisition.

On March 31, 2020, IAL plans to borrow million as tabulated below to fund its pending acquisition of a 20% quasi-co-ownership interest in i Missions Park Inzai and partially cover expenses related to the acquisition.

Category (Note 1)	Lender	Borrowing amount (millions of yen)	Interest rate	Borrowing date	Repayment date	Repayment method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	1,513	Base interest rate +0.150% (Note 2)	March 31, 2020	March 31, 2021	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd.	650	Base interest rate +0.150% (Note 2)	March 31, 2020	March 31, 2021	Bullet repayment	Unsecured and non-guaranteed
	Subtotal	2,163	—	—	—	—	—
Long-term	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. The Norinchukin Bank The Bank of Fukuoka, Ltd.	1,750	0.13800% (Note 3) (Note 4)	February 3, 2020	January 31, 2023	Bullet repayment	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank The Bank of Fukuoka, Ltd. Shinsei Bank, Limited	3,950	0.27400% (Note 3) (Note 4)	February 3, 2020	February 3, 2025		
	Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank Shinsei Bank, Limited (green loan) (Note 6)	4,000	Base interest rate +0.390% (Note 3) (Note 5)	March 31, 2020	March 31, 2028		
	Nippon Life Insurance Company	1,000	0.700%	February 3, 2020	January 31, 2030		
	Subtotal	10,700	—	—	—	—	—
	Total	12,863	—	—	—	—	—

(Note 1) Short-term refers to a borrowing period of no more than one year from the borrowing date to the repayment date, and long-term refers to a borrowing period of more than one year from the borrowing date to the repayment date. The same shall apply hereafter.

(Note 2) The base interest rate is one-month JPY TIBOR published by the JBA TIBOR Administration on its website (<http://www.jbatibor.or.jp/english/>).

(Note 3) The base interest rate is three-month JPY TIBOR published by the JBA TIBOR Administration on its website (<http://www.jbatibor.or.jp/english/>).

(Note 4) After conversion of floating rate to fixed rate with an interest rate swap.

(Note 5) IAL plans to convert the floating rate to a fixed rate by entering into an interest rate swap, the details of which will be disclosed once determined.

(Note 6) The ¥4,000 million loan with a March 31, 2028, maturity date that is scheduled to be funded on March 31, 2020, (the "Green Loan") will be a green loan.

IAL plans to use the Green Loan's entire proceeds to fund its acquisition of i Missions Park Inzai, which meets green asset eligibility criteria, in accord with its Green Financing Framework. For more details on green financing (including green loans), see IAL's "Green Financing" webpage (<https://www.ial-reit.com/en/sustainability/greenfinance.html>).

(Additional Information)

Notes on Provisions to Allowance for Temporary Difference Adjustments and Reversals thereof

2nd fiscal period (from February 1, 2019 to July 31, 2019)

Not applicable

3rd fiscal period (from August 1, 2019 to January 31, 2020)

1. Provision amounts, reasons for provisions and resultant assets

(Thousands of yen)

Resultant asset	Reason for provision	Amount of provision to allowance for temporary difference adjustments
Deferred insurance claim income	Excess of taxable income over book income due to deferral of recognition of insurance claim income	7,142

2. Specific reversal method

The provision is scheduled to fully reverse in the fiscal period in which insurance settlement is received.

(Yen)

	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
I. Unappropriated retained earnings	732,274,838	759,482,619
II. Surplus cash distribution (SCD)	93,214,323	96,071,467
Of which, allowance for temporary difference adjustments	—	7,142,860
Of which, other deductions from unitholders' capital	93,214,323	88,928,607
III. Total distribution amount	825,357,473	855,357,485
Distributions per unit	2,311	2,395
Of which, distributions excluding SCD (per unit)	732,143,150 2,050	759,286,018 2,126
Of which, allowance for temporary difference adjustments (SCD per unit related to allowance for temporary difference adjustments)	—	7,142,860 20
Of which, SCD from other sources (SCD per unit from other sources)	93,214,323 261	88,928,607 249
IV. Retained earnings brought forward	131,688	196,601

Distribution amount calculation method	<p>IAL's cash distribution policy in Article 39(1) of its Articles of Incorporation is to distribute cash to its unitholders in amounts totaling over 90% of its distributable earnings as defined in Article 67-15 of the Special Taxation Measures Act.</p> <p>In accord with said policy, IAL set its distribution excluding SCD at ¥732,143,150, the maximum amount that is evenly divisible by its outstanding investment-unit count at period-end and does not exceed its unappropriated retained earnings at period-end.</p> <p>IAL also distributes cash in excess of its earnings (return of capital qualifying as a reduction of capital under Japanese tax law) every fiscal period in accord with its cash distribution policy in Article 39(2) of its Articles of Incorporation.</p> <p>In accord with said policy, IAL set its surplus cash distribution (return of capital qualifying as a reduction of capital under Japanese tax law) at ¥93,214,323.</p>	<p>IAL's cash distribution policy in Article 39(1) of its Articles of Incorporation is to distribute cash to its unitholders in amounts totaling over 90% of its distributable earnings as defined in Article 67-15 of the Special Taxation Measures Act.</p> <p>In accord with said policy, IAL set its distribution excluding SCD at ¥759,286,018, the maximum amount that is evenly divisible by its outstanding investment-unit count at period-end and does not exceed its unappropriated retained earnings at period-end.</p> <p>In addition to said earnings distribution, IAL plans to distribute a ¥7,142,860 allowance for temporary difference adjustments in accord with its surplus cash distribution policy in Article 39(2) of its Articles of Incorporation, in light of the effect on its distribution of an excess of taxable income over book income (as defined in Article 2(2)(30b) of Japan's Investment Corporation Accounting Ordinance) in conjunction with deferred recognition of insurance claim income.</p> <p>Additionally, IAL also distributes cash in excess of its earnings (return of capital qualifying as a reduction of capital under Japanese tax law) every fiscal period in accord with its cash distribution policy in Article 39(2) of its Articles of Incorporation.</p> <p>In accord with said policy, IAL set its surplus cash distribution (return of capital qualifying as a reduction of capital under Japanese tax law) at ¥88,928,607.</p>
----------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Consolidated Statement of Cash Flows
(Reference)

(Thousands of yen)

	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Cash flows from operating activities		
Profit before income taxes	733,142	760,266
Depreciation costs	447,635	463,069
Amortization of investment corporation bond issuance costs	—	425
Interest income	(10)	(15)
Interest expenses	59,794	63,189
Decrease (increase) in operating accounts receivable	7,717	6,073
Decrease (increase) in consumption taxes refund receivable	2,494,740	156,796
Decrease (increase) in prepaid expenses	(8,383)	5,262
Decrease (increase) in long-term prepaid expenses	(23,108)	17,486
Increase (decrease) in operating accounts payable	415	73,620
Increase (decrease) in accounts payable - other	1,282	(902)
Increase (decrease) in accrued expenses	61,726	13,078
Increase (decrease) in consumption taxes payable	—	133,923
Increase (decrease) in advances received	26,874	5,783
Other	(942)	7,329
Subtotal	3,800,885	1,705,387
Interest income received	10	15
Interest expenses paid	(60,373)	(62,572)
Income taxes paid	(1,501)	(893)
Net cash provided by operating activities	3,739,021	1,641,936
Cash flows from investing activities		
Purchase of property, plant and equipment in trust	(5,071,860)	(17,014)
Net cash used in investing activities	(5,071,860)	(17,014)
Cash flows from financing activities		
Increase in short-term loans payable	260,000	1,500,000
Repayments of short-term loans payable	(2,690,000)	(3,640,000)
Proceeds from long-term loans payable	5,020,000	—
Proceeds from issuance of investment corporation bonds	—	1,487,236
Distributions paid	(615,408)	(824,336)
Net cash provided by (used in) financing activities	1,974,591	(1,477,100)
Net increase (decrease) in cash and cash equivalents	641,751	147,822
Cash and cash equivalents at beginning of period	1,747,670	2,389,422
Cash and cash equivalents at end of period	*1 2,389,422	*1 2,537,244

(Note) Although prepared in compliance with Japan's Ordinance on Financial Statement Terminology, Forms and Preparation Methods (Ministry of Finance Ordinance 59 of 1963), the above Consolidated Statement of Cash Flows is appended hereto for reference only. It has not been audited by an independent auditor because it is not within the scope of independent audits under Article 130 of the Investment Trust Act.

Notes on Significant Accounting Policy Matters (Reference)

	2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
Definition of cash on consolidated statement of cash flows	Cash ("cash and cash equivalents") on the Consolidated Statement of Cash Flows comprises cash on hand, cash in trust, demand deposits, demand deposits in trust and short-term investments that mature within three months of their acquisition date, and are readily convertible into cash and entail negligible risk of price changes.	Cash ("cash and cash equivalents") on the Consolidated Statement of Cash Flows comprises cash on hand, cash in trust, demand deposits, demand deposits in trust and short-term investments that mature within three months of their acquisition date, and are readily convertible into cash and entail negligible risk of price changes.

Notes to Consolidated Statement of Cash Flows (Reference)

2nd fiscal period From February 1, 2019 to July 31, 2019	3rd fiscal period From August 1, 2019 to January 31, 2020
*1 Relationship between cash and cash equivalents at end of period and Consolidated Balance Sheet line-item amounts (Thousands of yen)	*1 Relationship between cash and cash equivalents at period-end and Consolidated Balance Sheet line-item amounts (Thousands of yen)
Cash and deposits 1,184,413	Cash and deposits 1,196,051
Cash and deposits in trust 2,134,580	Cash and deposits in trust 2,270,747
Use-restricted deposits in trust (Note) (929,571)	Use-restricted deposits in trust (Note) (929,553)
Cash and cash equivalents <u>2,389,422</u>	Cash and cash equivalents <u>2,537,244</u>
(Note) Deposits in trust that are earmarked for refunding tenants' security deposits	(Note) Deposits in trust that are earmarked for refunding tenants' security deposits