



Toki Logistics Center

Property name: Toki Logistics Center  
Location: Toki City, Gifu Prefecture  
Contract date: 18 October 2010  
Buyer: Mapletree Logistics Trust (S-REIT)  
Seller: Hamakyorex Co., Ltd  
Acquisition price: JPY 1.05 billion  
Reported NOI cap rate: 8.6%



Ichikawa II Logistics Center

Property name: Ichikawa II  
Location: Ichikawa City, Chiba Pref.  
Contract date: 3 September 2010  
Buyer: Japan Logistics Fund (J-REIT)  
Seller: ProLogis (Ichikawa II SPC)  
Acquisition price: JPY 17.415 billion  
Reported NOI cap rate: 5.6%



Iwatsuki Center

Property name: Iwatsuki Center  
Location: Saitama City, Saitama Pref.  
Contract date: 28 July 2010  
Buyer: Mapletree Logistics Trust (S-REIT)  
Seller: A-MAX K.K. (SBS Group)  
Acquisition price: JPY 4.8 billion  
Reported NOI cap rate: 7.3%



Iruma Center

Property name: Iruma Center  
Location: Iruma City, Saitama Pref.  
Contract date: 28 July 2010  
Buyer: Mapletree Logistics Trust (S-REIT)  
Seller: A-MAX K.K. (SBS Group)  
Acquisition price: JPY 3.4 billion  
Reported NOI cap rate: 7.3%



Noda Center

Property name: Noda Center  
Location: Noda City, Chiba Pref.  
Contract date: 28 July 2010  
Buyer: Mapletree Logistics Trust (S-REIT)  
Seller: T-Asset K.K.  
Acquisition price: JPY 4.8 billion  
Reported NOI cap rate: 7.3%



IIF Narashino

Property name: IIF Narashino (land)  
Location: Narashino City, Chiba Pref.  
Contract date: 16 February 2010  
Buyer: IIF (J-REIT)  
Seller: ORIX Real Estate Corporation  
Acquisition price: JPY 1.19 billion  
Reported NOI cap rate: 6.3%



Sakai Logistics Center North Building

Property name: Sakai North Building  
Location: Osaka City, Osaka Pref.  
Contract date: 25 March 2010  
Buyer: Orix (J-REIT)  
Seller: ORIX Real Estate Corporation  
Acquisition price: JPY 10.2 billion  
Reported NOI cap rate: 6.2%



Tatsumi I

Property name: Tatsumi I  
Location: Koto-ku, Tokyo Prefecture  
Contract date: July 2010  
Buyer: LaSalle Invest. Management  
Seller: Azusa (Lehman Brothers)  
Acquisition price: JPY 6.0 billion  
Estimated NOI cap rate: 6.0%



Tatsumi II

Property name: Tatsumi II  
Location: Koto-ku, Tokyo Prefecture  
Contract date: July 2010  
Buyer: LaSalle Invest. Management  
Seller: Azusa (Lehman Brothers)  
Acquisition price: JPY 0.7 billion  
Estimated NOI cap rate: 6.0%



Shin Narashino

Property name: Shin Narashino  
Location: Narashino City, Chiba Pref.  
Contract date: July 2010  
Buyer: LaSalle Invest. Management  
Seller: Azusa (Lehman Brothers)  
Acquisition price: JPY 1.7 billion  
Estimated NOI cap rate: 7.0%



Sendai Center

Property name: Sendai Center  
Location: Sendai City, Miyagi Pref.  
Contract date: 3 June 2010  
Buyer: Mapletree Logistics Trust (S-REIT)  
Seller: Mapletree Investments  
Acquisition price: JPY 1.49 billion  
Reported NOI cap rate: 6.8%



Funabashi Center

Property name: Funabashi Center  
Location: Funabashi City, Chiba Pref.  
Contract date: 19 March 2010  
Buyer: Dream Logistics Fund (SPC)  
Seller: IIF (J-REIT)  
Acquisition price: JPY 9.02 billion  
Reported NOI cap rate: 6.3%



Narashino II

Property name: Narashino II  
Location: Funabashi City, Chiba Pref.  
Contract date: 2 March 2010  
Buyer: Japan Logistics fund (J-REIT)  
Seller: ProLogis (Narashino III SPC)  
Acquisition price: JPY 7.875 billion  
Reported NOI cap rate: 5.9%



IIF Totsuka Tech Center - Plant

Property name: IIF Totsuka (land)  
Location: Yokohama City, Kanagawa Pref.  
Contract date: 19 March 2010  
Buyer: IIF (J-REIT)  
Seller: Taisei Corporation  
Acquisition price: JPY 4.50 billion  
Reported NOI cap rate: 6.1%

\* Other recent transactions: LaSalle Investment Management has recently acquired a property in Tokyo Bay area at reported NOI cap rate of 8.0% & Mitsubishi Corporation is rumoured to have contracted to acquire a large Tokyo Bay logistics property at around 19.8 Billion yen with an estimated NOI cap rate of 6.3%.

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