

Japan Retail Fund Investment Corporation to Acquire and Lease 5 Properties in Japan

Mitsubishi Corp.–UBS Realty Inc. (hereinafter referred to as the "Asset Manager"), the asset management company of Japan Retail Fund Investment Corporation (hereinafter referred to as "JRF") announced today its planned acquisition and lease of real estate and real estate trust beneficiary rights in Japan (hereinafter referred to as the "Anticipated Properties") as outlined below.

1. Summary of Anticipated Properties

Among the Anticipated Properties, we decided to acquire and lease DFS T GALLERIA OKINAWA, CUTE CUBE HARAJUKU and m-city Toyonaka on October 1, 2014.

For G-Bldg. Omotesando 02, as announced in the press release titled "Japan Retail Fund Investment Corporation to Acquire two properties in Shibuya-ku, Tokyo and in Takatsuki-shi, Osaka" dated March 28, 2014, we concluded a purchase agreement for a 50% co-ownership interest on March 28, 2014 and, of the 50% co-ownership interest, we acquired the first 35% co-ownership interest on April 1, 2014. We will additionally acquire the remaining 15% interest on October 1, 2014.

In addition, for mozo wonder city, in which we currently hold a 60% co-ownership interest, we have decided to acquire the remaining 40% co-ownership interest which we have concluded a non-binding letter of intent on August 22, 2014. Of the 40% co-ownership interest, we will acquire a 20% co-ownership interest on October 1, 2014 and the remaining 20% co-ownership interest between November 1, 2014 and March 31, 2016.

Property name	Location	Seller	Anticipated acquisition price (A) (¥ million) (Note 5)	Appraisal value (B) (¥ million)	(A/B)	NOI yield (before depreciation) (Note 6)	NOI yield (after depreciation) (Note 6)	Anticipated acquisition date (Note 7)
DFS T GALLERIA OKINAWA	Naha-shi, Okinawa	Omoromachi 41 LLC, and another company	15,600	16,900	92.3%	5.3%	3.6%	Oct. 1, 2014 Jan. 15, 2016
CUTE CUBE HARAJUKU	Shibuya-ku, Tokyo	Mitsubishi Corporation Urban Development, Inc.	8,520	8,690	98.0%	4.1%	3.8%	Oct. 1, 2014
G-Bldg. Omotesando 02 (Note 3) (additional acquisition of a 15% co-ownership interest)	Shibuya-ku, Tokyo	Jingumae 425 LLC	5,311	5,700	93.2%	3.6%	3.5%	
mozo wonder city (Note 4) (additional acquisition of a 20% co-ownership interest)	Nishi-ku, Nagoya, Aichi	Kamiotai SC2 LLC	11,740	12,025	97.6%	5.6%	3.8%	
m-city Toyonaka	Toyonaka-shi, Osaka	Toyonaka East LLC	5,570	5,970	93.3%	5.7%	4.4%	
Total	5 Properties		46,741	49,285	94.8%	5.0%	3.8%	

(Note 1) Among the Anticipated Properties, we signed non-binding letters of intent (each such letter, hereinafter referred to as a "non-binding letter") for m-city Toyonaka on October 3, 2013, for CUTE CUBE HARAJUKU on August 15, 2014 and for DFS T GALLERIA OKINAWA on August 18, 2014, in each case agreeing on the sale of the real estate or trust beneficiary right in real estate with the sellers.

(Note 2) Neither the seller nor we are entitled to compensation for any damages in the event that the agreements fail to become effective. Some of the Anticipated Properties are subject to pledges of the seller for the benefit of financial institutions; such pledges, however, are expected to be removed in connection with the transfer.

Moreover, each non-binding letter (*1) stipulates (but is not limited to) the following basic conditions precedent:

(Conditions precedent)

- Completion of due diligence including building and earth quake-resistance diagnosis and environmental research, and the results of which must be satisfactory for JRF(*2).
- Any and all rights (including, but not limited to, liens, usufruct rights and attachments; but excluding leasehold rights of existing tenant) which hinder possessing or using of real estate or real estate trust beneficiary rights shall be extinguished at the expense of seller by the transaction date (unless agreed otherwise).
- We obtain the necessary funds(*3).
- Completion of internal authorization and approval by us and the Asset Manager (in the case of DFS T GALLERIA OKINAWA), completion of authorization by the Investment Committee of the Asset Manager (in the case of mozo wonder city) or completion of all necessary procedures in accordance with applicable laws and the Asset Manager's and our internal rules (in the case of CUTE CUBE HARAJUKU and m-city Toyonaka)

*1 Each non-binding letter has no legally binding effect.

*2 Not included in the non-binding letter of intent for mozo wonder city.

*3 Not included in the non-binding letter of intent for DFS T GALLERIA OKINAWA.

(Note 3) Among the Anticipated Properties, we have concluded the purchase agreement for a real estate beneficiary right in a 50% co-ownership interest of G-Bldg. Omotesando 02 on March 28, 2014.

(Anticipated) acquisition date	Co-ownership	(Anticipated) acquisition price	Appraisal value
April 1, 2014 (acquired)	35%	12,393.5 million yen	13,300 million yen (as of August 1, 2014)
October 1, 2014 (to be acquired)	15%	5,311.5 million yen	5,700 million yen (as of August 1, 2014)
Total after acquisition of the Anticipated Properties	50%	17,705 million yen	19,000 million yen

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

(Note 4) For mozo wonder city, we currently own a 60% co-ownership interest in the property and the Asset Manager has signed a non-binding letter with the asset manager of the seller (SPC), for the remaining 40% co-ownership interest. As specified in the non-binding letter, we intend to acquire a 20% co-ownership interest at an acquisition price of 11,740 million yen on October 1, 2014 and the remaining 20% co-ownership interest at an acquisition price of 11,740 million yen and at a time which the Asset Manager and the asset manager of the seller can agree during the period from November 1, 2014 to March 31, 2016. We intend to fund such acquisitions with the proceeds from the issuance of new investment units, as detailed in the press release titled "Japan Retail Fund Investment Corporation to Issue New Investment Units and Conduct Secondary Offering of Investment Units" dated today. We currently intend to fund the acquisition of the remaining 20% co-ownership interest with borrowings or cash on hand, and therefore the acquisition of such co-ownership interest is not included in the Anticipated Properties. The trust beneficiary interest transfer agreement which we and the seller expect to conclude may specify that, in addition to the acquisition price of 11,740 million yen, we need to pay capital expenditure occurred during the period from October 1, 2014 and the acquisition date in the amount that the seller reported in the book value as of the acquisition date with respect to the remaining 20% co-ownership interest.

(Anticipated) acquisition date	Co-ownership	(Anticipated) acquisition price	Appraisal value
October 3, 2011 and October 2, 2012 (total)	60%	32,000 million yen	35,600 million yen (as of February 28, 2014)
October 1, 2014 (to be acquired)	20%	11,740 million yen	12,025 million yen (as of August 1, 2014)
Total after acquisition of the Anticipated Properties	80%	43,740 million yen	47,625 million yen
During the period between November 1, 2014 and March 31, 2016	20%	11,740 million yen	—

(Note 5) All anticipated acquisition prices are subject to change by consultation between the sellers and us in case there are changes in the status of the trust property (including but not limited to change in lease conditions with tenants). The anticipated acquisition price of DFS T GALLERIA OKINAWA includes the anticipated acquisition price of a certain portion of the underlying land (2,470 million yen), which we intend to acquire on January 15, 2016.

(Note 6) For "NOI yield (before depreciation)" and "NOI yield (after depreciation)," please refer to "[Reference] Definitions of Individual Calculation Formulas" herein below.

(Note 7) Anticipated acquisition date is subject to change.

Portfolio before and after the acquisition of Anticipated Properties

	Before acquisition of the Anticipated Properties	Anticipated Properties	After acquisition of the Anticipated Properties
Number of properties	84 properties ^(Note 2)	5 properties ^(Note 3)	87 properties
Total (anticipated) acquisition price	¥802.3 billion	¥46.7 billion	¥849.1 billion ^(Note 4)
Average NOI yield (before depreciation) ^(Note 1)	5.3%	5.0%	5.2%
Average NOI yield (after depreciation) ^(Note 1)	3.8%	3.8%	3.8%
Occupancy rate	99.9%	—	99.9%
Average remaining term of lease	6.8 years	—	6.8 years
Number of tenants	1,034	—	1,046
Total leasable area	3.06 million m ² ^(Note 5)	—	3.14 million m ² ^(Note 5)

(Note 1) For "Average NOI yield (before depreciation)" and "Average NOI yield (after depreciation)," please refer to "[Reference] Definitions of Individual Calculation Formulas" herein below.

(Note 2) After the end of the February 2014 (24th) fiscal period, we disposed of AEON TOWN Ogaki on March 24, 2014 and acquired G-Bldg. Shibuya 01 on March 25, 2014, G-Bldg. Omotesando 02 and Round1 Takatsuki on April 1, 2014 and G-Bldg. Kichijoji 01 on April 10, 2014 (collectively, hereinafter referred to as "Properties Acquired in the August 2014 (25th) Fiscal Period") therefore the number of properties increased from 81 properties as of the end of the February 2014 (24th) fiscal period to 84 properties.

(Note 3) Of the 5 Anticipated Properties, two properties are additional acquisition of co-ownership interests in G-Bldg. Omotesando 02 and mozo wonder city.

(Note 4) The total anticipated acquisition price after acquisitions of the Anticipated Properties is calculated based on the total acquisition price for the properties as of the end of the February 2014 (24th) fiscal period, less the acquisition price of AEON TOWN Ogaki (4,950 million yen), which we disposed of on March 24, 2014, plus the Properties Acquired in the August 2014 (25th) Fiscal Period (19,403 million yen), Oyama Yuen Harvest Walk in connection with the extension and alteration of a portion of the existing buildings (254 million yen), which was completed on April 25, 2014 and the Anticipated Properties.

(Note 5) For mozo wonder city and G-Bldg. Omotesando 02 and other properties we own in the form of co-ownership, the total leasable area in relation to the relevant property as a whole is used for calculation of total leasable area before and after acquisition of the Anticipated Properties.

2. Rationale for Acquisition and Lease

Through the acquisition of properties with the following characteristics:

- Properties located in areas with sustainable consumer demand,
- Properties that house globally well-recognized tenants,
- Additional acquisitions of a large-scale shopping center to further leverage our SC Management capabilities, and
- Active collaboration with our sponsors, Mitsubishi Corporation and UBS Groups ; we aim to

integrate new types of tenants and retail formats suited to a broad range of consumers' needs in order to (1) further develop a solid and diversified portfolio, (2) expand asset size and increase the quality and stability of our portfolio and (3) increase our unitholder value.

When selecting tenants, we evaluate their credibility, competitiveness and status in their respective industries, and selection of items sold, among other characteristics, in a comprehensive manner based on our investment policy

The earnings forecasts have been revised to reflect the acquisition of the Anticipated Properties and associated fundings. For details of these revisions, please refer to the press release titled "Notice Concerning Revised Forecasts for Operating Results and Distributions for August 2014 (25th) Fiscal Period and February

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

2015 (26th) Fiscal Period and Forecast for Operating Results and Distributions August 2015 (27th) Fiscal Period" dated today.

For details of our decision-making process in determining to acquire the Anticipated Properties at this time, please refer to section "3. Description of Anticipated Properties".

(Reference) Forecasts of distributions per unit before and after acquisitions of the Anticipated Properties

	25 th fiscal period ended Aug. 2014 (Before acquisitions of the Anticipated Properties)	26 th fiscal period ending Feb. 2015 (Anticipated Properties based on 5-month operations)	27 th fiscal period ending Aug. 2015 (Anticipated Properties based on normal 6-month operations)
Number of properties	84 properties	84 properties → 87 properties	87 properties
Distributions per unit as announced previously	¥4,125 (forecast)	¥4,130 (forecast) (based on 84 properties)	—
Distributions per unit as announced today	¥4,129 (forecast)	¥4,140 (forecast) (based on 87 properties)	¥4,149 (forecast)
Difference	+ ¥4 (+ 0.1%)	+ ¥10 (+ 0.2%)	—

(Note 1) The forecasts assume no transfer (acquisition of new properties or sales of current properties, etc.) of properties will occur except for the anticipated acquisitions until the end of the August 2015 (27th) fiscal period.

(Note 2) Unless noted otherwise, for any descriptions in Table "3. Description of Anticipated Properties", please refer to "[Reference] Descriptions of '3. Summary of Anticipated Properties'" below.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

3. Description of Anticipated Properties

DFS T GALLERIA OKINAWA

(1) Property Summary^(Note 1)

Type of asset		Trust beneficiary right in real estate/real estate	Summary of building structure evaluation	Evaluator	HI International Consultant Co., LTD.
Anticipated acquisition date		October 1, 2014 January 15, 2016		Evaluation date	March 17, 2014
Anticipated acquisition price		15,600 million yen ^(Note 2)		Immediate repair cost	0 yen
Summary of trust beneficiary rights	Date of trust beneficiary rights set	(1) December 19, 2003 (2) August 16, 2013		Short-term repair cost	10,250,000 yen
	Trustee	(1) Mizuho Trust & Banking Co., Ltd. (2) Mitsubishi UFJ Trust and Banking Corp.		Long-term repair cost	307,960,000 yen/11 years (27,997,000 yen/year)
	Trust period end	(1) December 19, 2023 (2) December 19, 2023			
Land	Location (address)	1-1, Omoromachi 4-chome, Naha-shi, Okinawa	Building	Structure/stories	7-story (5 floors above ground and 2 basement floors), S-structure building with alloy plated flat roof
	Area	17,391.99 m ²		Date built	November 15, 2004
	Zoning	Commercial district		Total floor area	42,088.14 m ²
	FAR/building-to-land ratio	400%/80% ^(Note 3)		Type	Warehouses, shops, parking and offices
	Type of possession	Ownership, leasehold ^(Note 4)		Type of possession	Ownership
Collateral conditions		N/A	PML		3.0%
Special notes: <ul style="list-style-type: none"> The lease agreement entered into with the tenant of this building, DFS Okinawa K.K., requires prior approval from DFS Okinawa K.K. to make amendments to the trust agreement in connection with this property. A section of this property contains an open space for public, which has been designated by the Naha Shin-Toshin district's redevelopment plan to provide a passage-way for pedestrians. An agreement has been made with the city of Naha not to install facilities or buildings in such open space. We intend to acquire a certain portion of the underlying land on January 15, 2016 (anticipated acquisition price of 2,470 million yen) under a forward commitment contract. Under the purchase agreement, in which we will succeed to the status of purchaser, the seller may claim a penalty of 100% of the sale price if the purchaser fails to pay the sale price for such portion of the underlying land on the closing date. Furthermore, the purchaser's completion of financing necessary to fund the acquisition of such portion of the remainder of the underlying land is not a condition to the purchase. However, if we do not have the necessary internal authorization and approval to enter into the trust beneficiary interest purchase agreement, which includes the provision that we would succeed to the status of purchaser of the underlying land, we will not succeed to the purchase agreement. The advance deposit as described in the purchase agreement (1,000 million yen) was already paid, and therefore, we will succeed to the remaining payment obligation of 1,470 million yen. We will pay the assignor of the purchaser's status an equivalent of the advance deposit on October 1, 2014. 					

(Note 1) Information in the above table is for the property as a whole although we intend to acquire a certain portion of the underlying land on January 15, 2016 (anticipated acquisition price of 2,470 million yen) (land parcel 3 in the below chart). We intend to fund the acquisition of such land with the proceeds from the issuance of new investment units or third-party allotment in accordance to a resolution that JRF passed at its Board of Directors meeting held today and new borrowings in connection with such issuance as stated in the press released title "Notice Concerning Debt Financing (New Debt Financing)" dated today.

(Note 2) Anticipated acquisition price includes anticipated acquisition price of the portion of the underlying land that we intend to acquire on January 15, 2016.

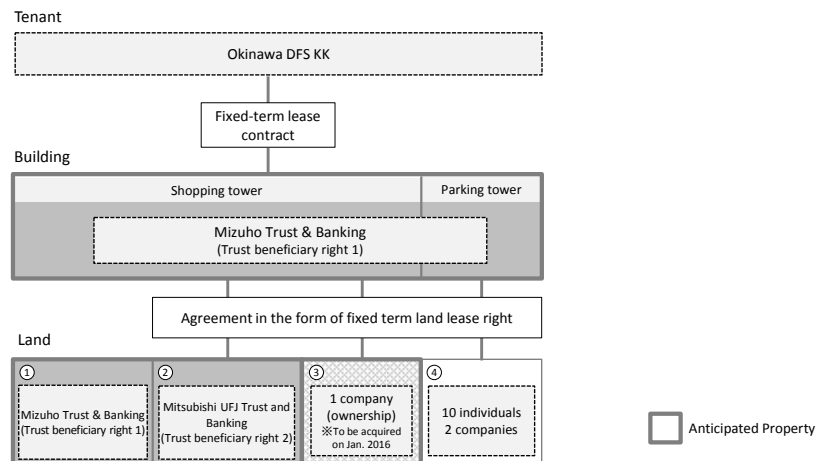
(Note 3) Because the property is a fireproof building in a fire control area, the building-to-land ratio for the property has been amended to 100%.

(Note 4) With respect to the portion of the underlying land of the property (land parcels 2-4 in the below chart), Mizuho Trust & Banking Co., Ltd., the owner of the building, has entered into agreements in the form of fixed-term land lease rights for business purposes, with each land owner (with Mitsubishi UFJ Trust and Banking Corporation with respect to parcel 2, with one business corporation with respect to parcel 3, and with 10 individuals and two business corporations (compartmentalized ownership) with respect to parcel 4 in the below chart).

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

Contract chart



(2) Summary of Leases for Anticipated Properties

Tenant	Category	Number of tenant(s)	Total leased area (occupancy rate)	Annual rent (excluding consumption tax)	Period of contract	Tenant leasehold /security deposit
DFS OKINAWA	Duty-free shop	1 (DFS Okinawa K.K.)	42,088.14 m ² (100.0%)	994 million yen	18.5 years (until May 31, 2023)	(Security deposits) 500 million yen
Renewal and revision of contract ^(Note)						
• Fixed-term lease contract in which the lease ends automatically when the lease term expires.						

(Note) Certain terms are not disclosed because we have not obtained the necessary permission from the tenant to disclose such information.

(Reference: Summary of Appraisal Values)

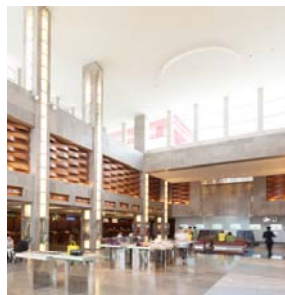
Appraiser	CBRE K.K.
Appraisal value	16,900 million yen
Appraisal date	August 1, 2014
Value derived by DC method	16,700 million yen
Capitalization rate	4.9%
Value derived by DCF method	16,900 million yen
Discount rate	4.5% (1 st to 9 th year), 4.6% (10 th year and following years)
Terminal capitalization rate	6.6%
Value derived by cost method	10,200 million yen
Proportion of land	63.2%
Proportion of building	36.8%

(Note) We intend to acquire a certain portion of the underlying land on January 15, 2016. Appraisal value and values derived by DCF and cost methods described in this section are calculated based on assumption that such acquisition is complete.

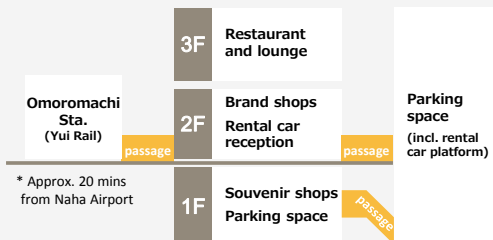
Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

DFS T GALLERIA OKINAWA : Property Characteristics



Floor map



Highlights

A flagship store of a leading global operator of duty-free shops, DFS, located in the center of commerce and tourism in Okinawa

Market


- Upward trend in the number of tourists visiting Okinawa, both Japanese and foreign
- Designated as a "National Strategic Special Zone", specifically as a "center for international sightseeing"
- Prospects for a further increase in tourists – construction of an additional runway at Naha Airport scheduled for completion in 2020
- Upward trend in retail sales in Okinawa on the back of an increase in Okinawa's population

Location

- Directly connected to Omoromachi Station, a 20-minute ride from Naha Airport by Yui Rail (Okinawa City Monorail Line)
- Conveniently located for sightseeing in Okinawa – parking lot with rental car hubs and a bus terminal served by sightseeing buses
- Located in a newly redeveloped area where retail properties are increasingly clustered to form a new commercial zone

Facility

- A special tax-exemption program allowing Japanese nationals to shop duty-free in Japan
- A flagship store in Japan of DFS Group, a leading global operator of duty-free shops
- A large retail property with more than 10,000 m² of floor space that houses various well-known foreign brand stores

	Anticipated acquisition price	Adjusted NOI yield (before depreciation)		Adjusted NOI yield (after depreciation)	Remaining term of lease
	¥15,600 million	5.3%		3.6%	8.7 years
	Appraisal value	¥16,900 million			
	Location	Naha, Okinawa			
	Year of initial construction	2004			
	Land area	17,391.99 m ²	Floor area	42,088.14 m ²	
	No. of tenants	1	Key tenant	DFS OKINAWA	

(Note) "Anticipated acquisition price" includes an acquisition price of a certain portion of the underlying land we intend to acquire on January 15, 2016. "Appraisal value" is computed based on an assumption that such acquisition is complete.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

CUTE CUBE HARAJUKU

(1) Property Summary

Type of asset		Trust beneficiary right in real estate	Summary of building structure evaluation	Evaluator	Tokyo Bldg-Tech Center Co., Ltd.
Anticipated acquisition date		October 1, 2014		Evaluation date	August 11, 2014
Anticipated acquisition price		8,520 million yen		Immediate repair cost	0 yen
Summary of trust beneficiary rights	Date of trust beneficiary rights set	November 4, 2011		Short-term repair cost	0 yen
	Trustee	Mitsubishi UFJ Trust and Banking Corp.	Building	Long-term repair cost	34,690,000 yen/20 years (1,734,500 yen/year)
	Trust period end	TBD		Structure/stories	4-story (3 floors above ground and 1 basement floor), S-structure building with flat roof
Land	Location (address)	7-1, Jingumae 1-chome, Shibuya-ku, Tokyo		Date built	August 30, 2013
	Area	635.97 m ² (Note)		Total floor area	1,729.36 m ²
	Zoning	Neighborhood commercial district		Type	Shops
	FAR/building-to-land ratio	300%/80%		Type of possession	Ownership
	Type of possession	Ownership			
Collateral conditions		N/A	PML		6.1%
Special notes: • N/A					

(Note) Includes private road (approximately 3.68m²).

(2) Summary of Leases for Anticipated Properties

Tenant	Category	Number of tenant(s)	Total leased area (occupancy rate)	Annual rent (excluding consumption tax)	Period of contract	Tenant leasehold /security deposit
MONKI, SPINNS and others	Goods sales and others	10	1,428.54 m ² (100.0%)	393 million yen ^(Note)	—	(Tenant leasehold) 203 million yen ^(Note)
Renewal and revision of contract (major tenants only): HumanForum Co., Ltd. • Fixed-term lease contract in which the lease ends automatically when the lease term expires. • Contract period of 6 years (until September 5, 2019) • No revision of rent during the lease term.						
Others (major tenants only): HumanForum Co., Ltd. • The contract cannot be cancelled during the lease term.						

(Note) Sum of applicable rent from each tenant.

(Reference: Summary of Appraisal Values)

Appraiser	Japan Real Estate Institute	
Appraisal value	8,690 million yen	
Appraisal date	August 1, 2014	
Value derived by DC method	8,860 million yen	
Capitalization rate	3.7%	
Value derived by DCF method	8,510 million yen	
Discount rate	3.5%	
Terminal capitalization rate	3.9%	
Value derived by cost method	8,910 million yen	
Proportion of land	93.5%	
Proportion of building	6.5%	

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

CUTE CUBE HARAJUKU: Property Characteristics



Highlights

Retail property facing Takeshita Street in Harajuku, the epicenter of "KAWAII", or cute, culture targeting teenagers both in and outside of Japan

➤ Market


- Highly known as the epicenter of fashion trends and "KAWAII" culture
- A distinctive shopping street with a large number of small-scale, unique stores targeted mainly at teenagers on Takeshita Street
- A popular destination among foreign tourists and Japanese students visiting Tokyo on school trips as well as teenagers around Tokyo

➤ Location

- A four-minute walk from JR Harajuku Station and a five-minute walk from Tokyo-Metro Meiji-Jingumae Station
- High visibility due to superior location in the middle of Takeshita Street

➤ Facility

- This property features various unique tenants that capture the needs of consumers on Takeshita Street including MONKI, a casual fashion brand of H&M Group, and SPINNS, a well-known used-clothing retailer with several stores in the Harajuku area
- A new landmark on Takeshita Street with a wide façade and open-entrance design, completed in August 2013

	Anticipated acquisition price	Adjusted NOI yield (before depreciation)		Adjusted NOI yield (after depreciation)	Average remaining term of lease
	¥8,520 million	4.1%		3.8%	8.2 years
Appraisal value		¥8,690 million			
Location		Shibuya Ward, Tokyo			
Year of initial construction		2013			
Land area		635.97 m ²	Floor area	1,729.36 m ²	
No. of tenants		10	Key tenant	MONKI, SPINNS	

(Note) "KAWAII", a symbol of the "Cool Japan" brand promoted by the Japanese government, is an aspect of Japanese culture that has been transmitted from Japan to the rest of the world. "KAWAII" simply means "cute" and generally refers to fashion or pop-culture popular among teenage girls. However, the word "KAWAII" has also become a symbol of Japanese culture sent abroad, to the extent that the Japanese Ministry of Foreign Affairs has appointed three fashion leaders as "Kawaii Ambassadors".

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

【G-Bldg. Omotesando 02】

 (1) Property Summary ^(Note)

Type of asset		Trust beneficiary right in real estate (15% co-ownership interest)	Summary of building structure evaluation	Evaluator	TOKYO KANTEI Co., Ltd.
Anticipated acquisition date		October 1, 2014		Evaluation date	March 14, 2014
Anticipated acquisition price		5,311 million yen		Immediate repair cost	0 yen
Summary of trust beneficiary rights	Date of trust beneficiary rights set	Land: September 9, 2004 Building: December 28, 2005		Short-term repair cost	0 yen
	Trustee	Sumitomo Mitsui Trust Bank, Limited		Long-term repair cost	Main building: 119,970,000 yen/12 years (9,997,500 yen/year) Annex building 1: 4,220,000 yen/12 years (351,667 yen/year) Annex building 2: 10,110,000 yen/12 years (842,500 yen/year)
	Trust period end	March 31, 2024			
Land	Location (address)	25-15, Jingumae 4-chome, Shibuya-ku, Tokyo	Building	Structure/stories	Main building: RC-structure, S-structure building with flat roof, 6-story (4 floors above ground and 2 basement floors) building with copper sheet roof Annex building 1: 3-story (2 floors above ground and 1 basement floor), S-structure building with flat roof Annex building 2: 3-story (2 floors above ground and 1 basement floor), S-structure building with flat roof
	Area	2,274.15 m ²		Date built	Main building: December 2, 2005 Annex building 1: November 30, 2005 Annex building 2: November 30, 2005
	Zoning	Commercial district, category I exclusive high and medium building residential district		Total floor area	Main building: 6,536.16 m ² Annex building 1: 174.85 m ² Annex building 2: 419.31 m ² Total: 7,157.32 m ²
	FAR/building-to-land ratio ^(Note 2)	Main building: 350%/90% Annex building 1: 200%/60% Annex building 2: 200%/60%		Type	Main building: Shops and parking Annex building 1: Shops Annex building 2: Shops

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

	Type of possession	Ownership		Type of possession	Ownership
Collateral conditions		N/A	PML		Main building: 7.3% Annex building 1: 6.9% Annex building 2: 8.1%
Special notes: <ul style="list-style-type: none"> We have signed the agreement with the other co-owner of the trust beneficiary right in the real-estate. Transfer of the co-ownership interest held by us, or of all or part of the portion of the underlying real estate in trust corresponding to our co-ownership interest, requires prior approval from the other co-owner. Also, if the other co-owner wishes to purchase the interest held by us, we have to negotiate with this co-owner before negotiating with other potential purchasers. Furthermore, important decisions regarding management of the property are, in principle, made by unanimous agreement from all co-owners. We have signed an agreement among the trust beneficiary co-owner, the trustee of the land and the trustee of the building. Unless otherwise agreed among the relevant parties, the trustee of the land and the trustee of the building must sell the land and building jointly to one assignee when they decide to sell the property, and the trust beneficiary co-owners must sell the co-ownership interests of the land and building jointly to one assignee when they decide to sell their trust beneficiary interests. 					

(Note) We intend to acquire a 15% co-ownership interest of the trust beneficiary right in real estate of G-Bldg. Omotesando 02. Together with the 35% co-ownership interest, which we have already acquired, we expect to own a 50% co-ownership interest in total; however all information described in the above table is for the property as a whole except for "anticipated acquisition date" and "anticipated acquisition price", which relate to the portion to be newly acquired.

(2) Summary of Leases for Anticipated Properties (Note 1)

Tenant	Category	Number of tenant(s)	Total leased area (occupancy rate)	Annual rent (excluding consumption tax)	Period of contract	Tenant leasehold /security deposit
— (Note 2)	Apparel/miscellaneous goods shop	6 (— (Note 2))	5,555.65 m ² (100.0%)	209 million yen	— (Note 2)	(Tenant leasehold) 164 million yen
Renewal and revision of contract: • — (Note 2)						

(Note 1) "Total leased floor" is for the property as a whole and "annual rent" and "tenant leasehold/security deposits" are for the 15% co-ownership interest we intend to acquire at this time. For the 50% co-ownership interest, the sum of the 35% co-ownership interest we already own and the 15% co-ownership interest we intend to acquire at this time, annual rent (excluding consumption tax) and tenant leasehold/security deposits are 698 million yen (or 723 million yen if rent for the parking lot, elevators and other miscellaneous rents are included) and 548 million yen, respectively.

(Note 2) We have not obtained the necessary permission from the tenants to disclose this information.

(Reference: Summary of Appraisal Values)

Appraiser	CBRE K.K.
Appraisal value	5,700 million yen
Appraisal date	August 1, 2014
Value derived by DC method	5,775 million yen
Capitalization rate	3.5%
Value derived by DCF method	5,700 million yen
Discount rate	3.3%
Terminal capitalization rate	3.5%
Value derived by cost method	7,020 million yen
Proportion of land	96.8%
Proportion of building	3.2%

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

G-Bldg. Omotesando 02: Property Characteristics



Highlights

Houses a flagship store of a global fashion brand located on Omotesando, a luxury fashion brand street

Market

- Omotesando is one of the prime retail districts in Japan, well-known for high concentration of overseas luxury brands

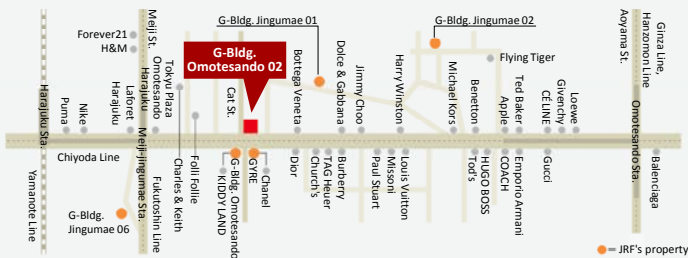
Location

- A three-minute walk from Tokyo-Metro Meiji-Jingumae Station
- Prime location facing two major streets:
 - Omotesando, lined with luxury brand stores
 - Cat Street, lined with young casual fashion brands

Facility

- The main building houses a leading global fashion brand, the only flagship store in Asia
- A landmark property with a wide façade facing Omotesando

Omotesando map



Omotesando area



Anticipated acquisition price	Adjusted NOI yield (before depreciation)	Adjusted NOI yield (after depreciation)	Average remaining term of lease
¥5,311 million	3.6%	3.5%	5.6 years
Appraisal value	¥5,700 million		
Location	Shibuya Ward, Tokyo		
Year of initial construction	2005		
Land area	2,274.15 m ²	Floor area	Main 6,563.16 m ² Annex 1 174.85 m ² Annex 2 419.31 m ² Total 7,157.32 m ²
No. of tenants	6	Key tenant	— ²

Note: ² Name of tenant is not disclosed because consent from the tenant has not been obtained.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

【mozo wonder city】
(1) Property Summary ^(Note 1)

Type of asset		Trust beneficiary right in real estate (20% co-ownership interest)	Summary of building structure evaluation	Evaluator	Engineering and Risk Services Corporation
Anticipated acquisition date		October 1, 2014		Evaluation date	July 13, 2011
Anticipated acquisition price		11,740 million yen		Immediate repair cost	0 yen
Summary of trust beneficiary rights	Date of trust beneficiary rights set	March 31, 2005		Short-term repair cost	0 yen
	Trustee	Mitsubishi UFJ Trust and Banking Corp.	Long-term repair cost	Main Building: 2,830,904,000 yen/20 years (141,545,200 yen/year) Annex Building: 162,866,000 yen/20 years (8,143,300 yen/year),	
	Trust period end	March 31, 2020			
Land	Location	40-1 Futakata-cho, Nishi-ku, Nagoya-shi, Aichi, and other	Building	Structure/stories	Main Building: 7-story (6 floors above ground and 1 basement floor), S/RC/SRC structure building with flat roof Annex Building: 3-story, S-structure building with galvanized steel sheet roof, and other
	Area	107,456.04 m ²		Date built	Main Building: April 1, 2009 Annex Building: August 6, 2007
	Zoning	Industrial district		Total floor area	Main Building: 229,976.30 m ² Annex Building: 3,630.43 m ² Total: 233,606.73 m ²
	FAR/building-to-land ratio ^(Note 2)	200%/60%		Type	Main Building: Shops, parking etc. Annex Building: Sports center, driving school etc.
	Type of possession	Ownership		Type of possession	Ownership
	Collateral conditions ^(Note 3)			Fixed mortgage	PML
Special notes: <ul style="list-style-type: none">We have signed the agreement with the other co-owner of the trust beneficiary right in the real-estate. Transfer of the co-ownership interest held by us, or of all or part of the portion of the underlying real estate in trust corresponding to our co-ownership interest, requires prior approval from the other co-owner. Also, if the other co-owner wishes to purchase the interest held by us, we have to negotiate with this co-owner before negotiating with other potential purchasers.					

(Note 1) We intend to acquire a 20% co-ownership interest in the trust beneficiary right of the property. Together with the 60% co-ownership interest, which we have already acquired, we expect to own a 80% co-ownership interest in total; however all information described in the above table is for the property as a whole except for "anticipated acquisition date" and "anticipated acquisition price", which relate to the portion to be acquired. We currently own a 60% co-ownership interest in the property and the Asset Manager has signed non-binding letter with the asset manager of the seller (SPC), for the remaining 40%. As specified in the non-binding letter, we intend to acquire the 20% co-ownership interest at an acquisition price of 11,740 million yen on October 1, 2014 and the remaining 20% co-ownership interest at an acquisition price of 11,740 million yen and at a time which the Asset Manager and the asset manager of the seller can agree during the period from November 2014 to March 2016. We intend to fund such acquisitions with the proceeds from the issuance of new investment units. For the remaining 20% co-ownership interest, we currently intend to fund the acquisition of such portion with borrowings or cash on hand, and therefore the acquisition of such co-ownership interest is not included in the Anticipated Properties. The trust beneficiary interest transfer agreement that we and the seller expect to conclude may specify that, in addition to the acquisition price of 11,740 million yen, we need to pay capital expenditure occurred during the period

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

from October 1, 2014 and the acquisition date in the amount that the seller reported in the book value as of the acquisition date with respect to the remaining 20% co-ownership interest.

(Note 2) Building-to-land ratio for the main building is 70% due to the addition of a corner lot.

(Note 3) A certain portion of the underlying land (61-1, Futakata-cho, Nishi-ku, Nagoya-shi, Aichi, 3,375.80 m²) has been pledged as collateral for retirement allowance payment receivables, in the form of a fixed mortgage for a maximum credit limit of 350 million yen, with ITECS Co., Limited as the obligator, and HDP, an unlimited liability intermediary company, as the fixed mortgage lender.

(2) Summary of Leases for Anticipated Properties (Note 1, 2)

Tenant	Category	Number of tenant(s)	Total leased area (occupancy rate)	Annual rent (excluding consumption tax)	Period of contract	Tenant leasehold /security deposit
AEON, FLAXUS and others	General superstore, apparel, miscellaneous goods store, restaurant and others	224 (AEON Retail Co., Ltd. and others)	86,666.97 m ² <small>(Note 3)</small> (99.9%)	894 million yen <small>(Note 3)</small>	—	(Tenant leasehold deposit) <small>(Note 3)</small> 552 million yen
Renewal and revision of contract AEON Retail Co., Ltd. 1 <small>(Note 4)</small> <ul style="list-style-type: none"> If neither of the lessor nor lessee indicates intent to decline renewal of lease contract in writing prior to a year before the end of the lease term, the lease contract will be automatically renewed for a period of one year. The same applies to following years. AEON Retail Co., Ltd. 2 <ul style="list-style-type: none"> The contract is in the form of fixed-term lease contract. Accordingly, the lease contract cannot be renewed after the term of the lease contract. However, it is specified that the lessee is able to continue the lease provided that the lessor does not provide notice of the termination of the lease contract in writing at any time between 6 and 12 months prior to the end of lease term. Nevertheless, if the lessor does provide such notice, the lease contract is to be terminated 6 months after the date of such notification. The lessor and the lessee agree to revise the rent every two years from the start of operations. In addition, the lessor and the lessee can agree on the revision of the rent upon mutual consultation in case of renovation or material repairs, introduction or renewal of facilities, imposition of new taxes and public dues, or rise or decline of the amount of the taxes and public dues or the rents of neighborhood buildings or general prices. 						

(Note 1) A part of this property has pass-through type master lease agreements therefore the above table is with respect to the lease agreement with the end-tenants as of June 30, 2014.

(Note 2) "Total leased floor" is for the property as a whole and "annual rent" and "tenant leasehold/security deposits" are for the 20% co-ownership interest we intend to acquire at this time. For the 80% co-ownership interest, the sum of the 60% co-ownership interest we already own and the 20% co-ownership interest we intend to acquire at this time, annual rent (excluding consumption tax) and tenant leasehold/security deposits are 3,577 million yen and 2,209 million yen, respectively. For the remaining 20% co-ownership interest we intend to acquire between November 2014 and March 2016, we estimate the amount to be same as that of the 20% co-ownership interest we intend to acquire at this time. However, such amount is subject to change depending on the cash flow and other factors at the time of acquisition; therefore we will announce the exact figures when the acquisition is confirmed.

(Note 3) Sum of the applicable rent from each tenant.

(Note 4) We have concluded a pass-through type master lease agreement with AEON MALL Co., Ltd. who subleases to AEON Retail Co., Ltd.

(Reference: Summary of Appraisal Values)

Appraiser	Tanizawa Sogo Appraisal Co., Ltd		
Appraisal value	Total additional acquisition after October 1, 2014 (40% co-ownership)	Additional acquisition on October 1, 2014 (20% co-ownership)	Additional acquisition between November 1, 2014 and March 31, 2016 (20% co-ownership)
	24,050 million yen	12,025 million yen	12,025 million yen
Appraisal date	August 1, 2014		
Value derived by DC method	24,100 million yen	12,050 million yen	12,050 million yen
Capitalization rate	5.3%		
Value derived by DCF method	23,600 million yen	11,800 million yen	11,800 million yen
Discount rate	5.4%		
Terminal capitalization rate	5.5%		
Value derived by cost method	18,200 million yen	9,100 million yen	9,100 million yen
Proportion of land	46.9%		
Proportion of building	53.1%		

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

mozo wonder city: Property Characteristics



Highlights

One of the leading large-scale shopping malls in Japan, effectively leveraging our SC Management capabilities

➤ Market

- Large population: approx. 168,000 within a 3 km radius, 454,000 within a 5 km radius

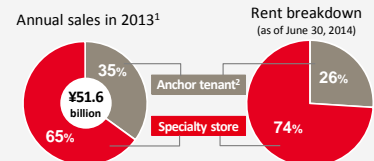
➤ Location

- A good location — major arterial roads and a highway interchange
- A five-minute walk from Kami-Otai Station, which provides good transportation access to the Nagoya city center

➤ Facility

- Annual sales of ¥51.6 billion; 19 million visitors per year; parking space for 5,000 cars
- Large-scale renewal project to be undertaken in 2015, involving substantial change in tenant mix

Annual sales and rent breakdown

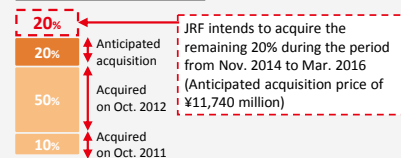


Notes:

- (1) Prepared by the Asset Manager and based on total sales figures collected from each tenant by the property managers at monthly surveys. The figures may not reflect the total sales figures recognized by each tenant on an accounting basis.
- (2) Anchor tenants indicate multiple large-scale tenants, including AEON.

Future acquisition pipeline

Breakdown of ownership



Anticipated acquisition price	Adjusted NOI yield (before depreciation)	Adjusted NOI yield (after depreciation)	Average remaining term of lease
¥11,740 million	5.6%	3.8%	3.3 years
Appraisal value	¥12,025 million		
Location	Nishi Ward, Nagoya, Aichi		
Year of initial construction	Main building: 2009 Annex: 2007		
Land area	107,456.04 m ²	Floor area	Main 229,976.30 m ² Annex 3,630.43 m ² Total 233,606.73 m ²
No. of tenants	224	Key tenant	AEON, FLAXUS

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

m-city Toyonaka

(1) Property Summary

Type of asset		Trust beneficiary right in real estate	Summary of building structure evaluation	Evaluator	Tokyo Bldg-Tech Center Co., Ltd
Anticipated acquisition date		October 1, 2014		Evaluation date	July 22, 2014
Anticipated acquisition price		5,570 million yen		Immediate repair cost	0 yen
Summary of trust beneficiary rights	Date of trust beneficiary rights set	October 3, 2013		Short-term repair cost	0 yen
	Trustee	Mitsubishi UFJ Trust and Banking Corp.	Building	Long-term repair cost	5,100,000 yen/12 years (425,000 yen/year)
	Trust period end	TBD		Structure/stories	4 story, S-structure building with flat roof
Land	Location (address)	2-18, Hinode-cho 2-chome, Toyonaka-shi, Osaka		Date built	March 31, 2006
	Area	13,640.99 m ² (Note 1)		Total floor area	33,301.93 m ²
	Zoning	Light-industrial district		Type	Shops, parking
	FAR/building-to-land ratio	213.426%/60%		Type of possession	Ownership
	Type of possession	Ownership			
Collateral conditions		Mortgage (Note 2)	PML		8.9%
Special notes:					
<ul style="list-style-type: none"> For the purpose of installing distributing pipe and building other ancillary structure, a certain portion of the underlying land of this property is entitled to the superficies. 					

(Note 1) Includes a public road (212.74 m²)

(Note 2) This property is pledged as collateral for the repayment obligation on the tenant security deposits of EDION.

(2) Summary of Leases for Anticipated Properties

Tenant	Category	Number of tenant(s)	Total leased area (occupancy rate)	Annual rent (excluding consumption tax)	Period of contract	Tenant leasehold /security deposit
EDION	Electric retail store	1 (EDION)	33,301.93 m ² (100.0%)	— (Note)	20 years (until Dec. 11, 2026)	(Tenant leasehold deposit) 300 million yen
Renewal and revision of contract						
<ul style="list-style-type: none"> Fixed-term lease contract in which the lease ends automatically when the lease term expires. Rent is subject to revision every 3 years based on consultation. 						

(Note) We have not obtained the necessary permission from the tenant to disclose this information.

(Reference: Summary of Appraisal Values)

Appraiser	Daiwa Real Estate Appraisal Co., Ltd	
Appraisal value	5,970 million yen	
Appraisal date	August 1, 2014	
Value derived by DC method	5,980 million yen	
Capitalization rate	5.4%	
Value derived by DCF method	5,970 million yen	
Discount rate	5.2%	
Terminal capitalization rate	5.6%	
Value derived by cost method	5,590 million yen	
Proportion of land	63.2%	
Proportion of building	36.8%	

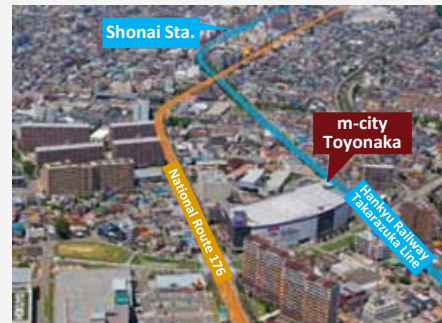
Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

m-city Toyonaka: Property Characteristics



Aerial view



Highlights

Neighborhood shopping center located in a highly populated area in Osaka and facing a major arterial road

Market

- Large population: approx. 42,000 within a 1 km radius, 334,000 within a 3 km radius
- Toyonaka is ranked 8th in terms of population density in Japan (excluding the 23 wards of Tokyo) and serves as a commuter town for Osaka

Location

- Located in a highly populated residential area
- Faces a major arterial road connected to surrounding major cities
- Good transportation access to the Osaka city center

Facility

- The property houses EDION (the third-largest home electric appliance retailer in Japan), LIFE (the largest supermarket (grocery) chain in Japan), Babies"R"Us (baby goods), NAFCO (furniture and livingware), offering daily necessities and serving the daily needs of local customers

Floor map

4F	Parking space	
3F	Babies"R"Us	NAFCO
2F	EDION	
1F	LIFE	Parking space

Population density ranking in Japan

	City	Population density (person/km ²)
1	Warabi, Saitama	14,020.0
2	Musashino, Tokyo	12,929.5
3	Nishi-Tokyo, Tokyo	12,398.2
4	Komae, Tokyo	12,324.1
5	Osaka, Osaka	11,980.6
6	Moriguchi, Osaka	11,523.7
7	Mitaka, Tokyo	11,277.8
8	Toyonaka, Osaka	10,702.1
9	Kadoma, Osaka	10,609.3
10	Kokubunji, Tokyo	10,509.6

Note:
(1) Excluding the 23 wards of Tokyo.
Source: The Ministry of Internal Affairs and Communications



Anticipated acquisition price	¥5,570 million		
Adjusted NOI yield (before depreciation)	5.7%		
Adjusted NOI yield (after depreciation)	4.4%		
Remaining term of lease	12.2 years		
Appraisal value	¥5,970 million		
Location	Toyonaka, Osaka		
Year of initial construction	2006		
Land area	13,640.99 m ²	Floor area	33,301.93 m ²
No. of tenants	1	Key tenant	EDION

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

Firms Involved in Design, Construction and Building Certification of the Anticipated Properties

		Design	Construction	Constructional Inspector
DFS T GALLERIA OKINAWA		Kuniken Ltd.	Consortium (KOKUBA-GUMI CO.,LTD. and TAISEI CORPORATION)	Naha City
CUTE CUBE HARAJUKU		Kajima Corporation Class-1 architects' office	Kajima Corporation	Urban Housing Evaluation Center
G-Bldg. Omotesando 02		Shimizu Corporation Class-1 architects' office	Shimizu Corporation	Tokyo Bldg-Tech Center Co., Ltd.
mozo wonder city	Main Building (shops)	Takenaka Corporation	Takenaka Corporation	Japan ERI Co., Ltd.
	Parking Tower	Ishikawajima Construction Materials Co., Ltd.	Ishikawajima Construction Materials Co., Ltd.	Japan ERI Co., Ltd.
	Sports Tower	Tohata Architects & Engineers, Inc.	Takenaka Corporation	Kakunin Service Inc.
m-city Toyonaka		Shimizu Corporation	Shimizu Corporation	General Building Research Corporation of Japan

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

4. Profile of Sellers

DFS T GALLERIA OKINAWA

(1) Name	Omoromachi 41 LLC				
(2) Location	7-20, 1-chome, Yaesu, Chuo-ku, Tokyo				
(3) Title & name of representative	Representative Partner: Diamond Industrial Investment Association Manager: Shuichi Sasaki				
(4) Line of business	1. Acquisition, possession and disposal of real estate and securities 2. Lease and management of real estate 3. Acquisition, possession and disposal of real estate trust beneficiary rights 4. Investing in companies which aim to acquire, possess and dispose of real estate and real estate trust beneficiary rights 5. Contract with anonymous associations, <i>tokumei kumiai</i> , under the Article 535 of commercial law, receive investment returns from the contract and invest in anonymous associations 6. Any other auxiliary and/or related businesses to the items described above				
(5) Capital	100,000 yen				
(6) Date established	August 9, 2013				
(7) Relationship with JRF/the Asset Manager ^(Note)	<table border="1"> <tr> <td>Capital relationship Personal relationship Trade relationship</td><td>The seller as an SPC established for the purpose of acquiring, possessing and disposing real estate trust beneficiary rights in which Mitsubishi Corporation, the parent of the Asset Manager (by a 51% majority interest), has made a <i>tokumei kumiai</i> ("TK") investment.</td></tr> <tr> <td>Related parties</td><td> <p>The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation.</p> <p>The company falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p> <p>The company has outsourced asset management to Diamond Realty Management Inc., a wholly-owned subsidiary of Mitsubishi Corporation, the parent company of the Asset Manager. Diamond Realty Management Inc., falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p> </td></tr> </table>	Capital relationship Personal relationship Trade relationship	The seller as an SPC established for the purpose of acquiring, possessing and disposing real estate trust beneficiary rights in which Mitsubishi Corporation, the parent of the Asset Manager (by a 51% majority interest), has made a <i>tokumei kumiai</i> ("TK") investment.	Related parties	<p>The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation.</p> <p>The company falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p> <p>The company has outsourced asset management to Diamond Realty Management Inc., a wholly-owned subsidiary of Mitsubishi Corporation, the parent company of the Asset Manager. Diamond Realty Management Inc., falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p>
Capital relationship Personal relationship Trade relationship	The seller as an SPC established for the purpose of acquiring, possessing and disposing real estate trust beneficiary rights in which Mitsubishi Corporation, the parent of the Asset Manager (by a 51% majority interest), has made a <i>tokumei kumiai</i> ("TK") investment.				
Related parties	<p>The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation.</p> <p>The company falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p> <p>The company has outsourced asset management to Diamond Realty Management Inc., a wholly-owned subsidiary of Mitsubishi Corporation, the parent company of the Asset Manager. Diamond Realty Management Inc., falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p>				

(Note) This transaction falls under the category of transactions with interested parties, in the context of the Asset Manager's rules and regulations on business transactions with related parties. Therefore, this transaction has been affirmed by the compliance office in accordance with the bylaws of the Asset Manager, and also has been approved by the investment committee and the board of directors of the Asset Manager through discussions/deliberations. Approval of the transaction requires at least 6 out of 8 directors voting in favor of the transaction at the board of directors meeting.

Another seller of this property, a domestic operating company, is not disclosed because we have not obtained the necessary permission from the tenant to disclose such information. The company does not fall under the category of a related party of JRF or the Asset Manager.

Ownership History of the Anticipated Properties

Owner history	Previous owner	Former owner
Name	Omoromachi 41 LLC	Another company, other than those that have special interest in JRF/the Asset Manager
Relationship with interested parties of JRF/the Asset Manager	SPC in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), has made a TK investment	—
Background/reasons for acquisition	For temporary ownership purposes	—
Acquisition price	15,500 million yen	—
Acquisition date	May 22, 2014	—

(Note) We are not planning to pay any expenses associated with establishment of the SPC and other activities upon the acquisition of the property

CUTE CUBE HARAJUKU

(1) Name	Mitsubishi Corporation Urban Development, Inc.
(2) Location	7-1, 1-chome, Yuraku-cho, Chiyoda-ku, Tokyo
(3) Title & name of representative	Representative CEO and Director: Koichi Murata
(4) Line of business	Development of income properties, mainly retail and logistics properties

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

(5)	Capital	700,000,000 yen (as of March 31, 2014)
(6)	Date established	September 2, 2002
(7)	Net asset	1,416 million yen (as of March 31, 2014)
(8)	Total asset	22,776 million yen (as of March 31, 2014)
(9)	Relationship with JRF or the Asset manager ^(Note)	
	Capital relationship	An company in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), owns 98.66% stake. The company falls under the category of the related parties in the context of the Act on Investment Trusts and Investment Corporation.
	Personal relationship	There are no personal relationships to note between JRF/the Asset Manager and the company.
	Trade relationship	The company sold G-Bldg. Shibuya 01 at the acquisition price of 3,250 million yen on March 25, 2014 based on a purchase agreement with JRF. In addition, we entered into property management agreements with and outsourced property management to the seller with respect to GYRE, La Porte Aoyama and G-Bldg. Omotesando 01, which we currently own.
	Related parties	The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation. The company falls under the category of the related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.

(Note) This transaction falls under the category of transactions with interested parties, in the context of the Asset Manager's rules and regulations on business transactions with related parties. Therefore, this transaction has been affirmed by the compliance office of the Asset Manager in accordance with the bylaws of the Asset Manager, and also has been approved by the investment committee and the board of directors of the Asset Manager through discussions/deliberations. Approval of the transaction requires at least 6 out of 8 directors voting in favor at the board of directors meeting.

Ownership History of Anticipated Properties (CUTE CUBE HARAJUKU)

Owner history	Previous owner	Former owner
Name	Mitsubishi Corporation Urban Development, Inc.	Another company, other than those that have special interest in JRF/the Asset Manager
Relationship with interested parties of JRF/the Asset Manager	A company in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), has a 98.66% interest	—
Background/reasons for acquisition	For development purposes	—
Acquisition price	Not disclosed as the previous owner has held the property for more than 1 year as of the anticipated sale date	—
Acquisition date	September 20, 2013	—

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

G-Bldg. Omotesando 02

(1) Name	Jingumae 425 LLC
(2) Location	c/o Tokyo Kyodo Accounting Office, 1-1 Marunouchi 3-chome, Chiyoda-ku, Tokyo, Japan
(3) Title & name of representative	Representative Partner: Diamond Industrial Investment Association Manager: Hisayoshi Kitagawa
(4) Line of business	1. Acquisition, possession and disposal of real estate and securities 2. Lease and management of real estate 3. Acquisition, possession and disposal of real estate trust beneficiary rights 4. Investing in companies which aim to acquire, possess and dispose of real estate and real estate trust beneficiary rights 5. Contract with anonymous associations, <i>tokumei kumiai</i> , under the Article 535 of commercial law, receive investment returns from the contract and invest in anonymous associations 6. Any other auxiliary and/or related businesses to the items described above
(5) Capital	100,000 yen
(6) Date established	August 9, 2013
(7) Relationship with JRF or asset manager ^(Note)	
Capital relationship Personal relationship Trade relationship	The seller is an SPC established for the purpose of acquiring, possessing and disposing the real estate trust beneficiary rights in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), has made a TK investment.
Related parties	The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation. The company falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties. The company has outsourced asset management to Diamond Realty Management Inc., a wholly-owned subsidiary of Mitsubishi Corporation, the parent company of the Asset Manager. Diamond Realty Management Inc., falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.

(Note) This transaction falls under the category of transactions with interested parties, in the context of the Asset Manager's rules and regulations on business transactions with related parties. Therefore, this transaction has been affirmed by the compliance office of the Asset Manager in accordance with the bylaws of the Asset Manager, and also has been approved by the investment committee and the board of directors of the Asset Manager through discussions/deliberations. Approval of the transaction requires at least 6 out of 8 directors voting in favor of the transaction at the board of directors meeting.

Ownership History of Anticipated Properties (G-Bldg. Omotesando 02)

Owner history	Previous owner	Former owner
Name	Jingumae 425 LLC	Another company, other than those that have special interest in JRF/the Asset Manager
Relationship with interested parties of JRF/the Asset Manager	SPC in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), has made a TK investment.	—
Background/reasons for acquisition	For temporary ownership purposes	—
Acquisition price	35,200 million yen (100% co-ownership)	—
Acquisition date	March 28, 2014	—

(Note) We are not planning to pay any expenses associated with establishment of the SPC and other activities upon the acquisition of the property.

mozo wonder city

(1) Name	Kamiotai SC2 LLC
(2) Location	c/o Sakura Horwath & Co 1-11 Kanda Jinbo-cho, Chiyoda-ku, Tokyo
(3) Title & name of representative	Representative Partner: DS Association Managing Director: Takao Ando
(4) Line of business	1. Acquisition, possession and disposal of real estate properties 2. Lease and management of real estate properties 3. Acquisition, possession and disposal of real estate trust beneficiary rights 4. Any other auxiliary and/or related businesses to the items described above
(5) Capital	100,000 yen

Note:
This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

(6)	Date established	March 26, 2010
(7)	Relationship with JRF or asset manager ^(Note)	
	Capital relationship Personal relationship Trade relationship	The seller is an SPC established for the purpose of acquiring, possessing and disposing the real estate trust beneficiary rights in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), has made a TK investment.
	Related parties	<p>The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation.</p> <p>The company falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p> <p>The company has outsourced asset management to Diamond Realty Management Inc., a wholly-owned subsidiary of Mitsubishi Corporation, the parent company of the Asset Manager. Diamond Realty Management Inc., falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p>

(Note) This transaction falls under the category of transactions with interested parties, in the context of the Asset Manager's rules and regulations on business transactions with related parties. Therefore, this transaction has been affirmed by the compliance office in accordance with the bylaws of the Asset Manager, and also has been approved by the investment committee and the board of directors of the Asset Manager through discussions/deliberations. Approval of the transaction requires at least 6 out of 8 directors voting in favor of the transaction at the board of directors meeting.

Ownership History of Anticipated Properties (mozo wonder city)

Owner history		Previous owner
	Name	Kamiotai SC2 LLC
	Relationship with interested parties of JRF/the Asset Manager	SPC in which Mitsubishi Corporation, the parent company of the Asset Manager (by a 51% majority interest), has made a TK investment.
	Background/reasons for acquisition	For ownership purposes
	Acquisition price	Not disclosed as the previous owner holds the ownership for more than 1 year as at the anticipated sale date
	Acquisition date	October 4, 2010

(Note) We are not planning to pay any expenses associated with establishment of the SPC and other activities upon the acquisition of the property

m-city Toyonaka

(1)	Name	Toyonaka East LLC
(2)	Location	Nihonbashi 1-Chome Building , 4-1, 1-chome, Nihonbashi, Chuo-ku, Tokyo
(3)	Title & name of representative	Representative Director: Sunrise 22 Association 20-6-303, 1-chome, Kita-Ayase, Adachi-ku, Tokyo Manager: Kazuki Nakatani
(4)	Line of business	<ol style="list-style-type: none"> 1. Acquisition, possession and disposal of trust beneficiary right in real estate 2. Sales, leasing, management, acquisition, disposition and utilization of real estate 3. Acquisition, possession and disposal of investment in <i>tokuteimokuteki</i> companies, aimed at liquidation of real estate 4. Any other auxiliary and/or related businesses to the items described above
(5)	Capital	1,290,000 yen
(6)	Date established	September 3, 2013
(7)	Relationship with JRF or asset manager	
	Capital relationship Personal relationship Trade relationship	The seller is an SPC established for the purpose of acquiring, possessing and disposing real estate trust beneficiary rights in which Mitsubishi Corporation and UBS AG, both of which are the parent companies of the Asset Manager (by 51% and 49% interests, respectively), have made TK investments.
	Related parties	<p>The company falls under the category of related parties in the context of the Act on Investment Trusts and Investment Corporation.</p> <p>The company falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p> <p>The company has outsourced asset management to Diamond Realty Management Inc., a wholly-owned subsidiary of Mitsubishi Corporation, the parent company of the Asset Manager. Diamond Realty Management Inc., falls under the category of related parties of the Asset Manager in the context of the Asset Manager's rules and regulations on business transactions with related parties.</p>

(Note) This transaction falls under the category of transactions with interested parties, in the context of the Asset Manager's rules and regulations on business transactions with related parties. Therefore, this transaction has been affirmed by the compliance office in accordance with the bylaws of the Asset Manager, and also has been approved by the Stakeholder Transaction Review Committee, the investment committee and the board of directors of the Asset Manager through discussions/deliberations. Approval of the transaction requires at least 6 out of 8 directors voting in favor of the transaction at the board of directors meeting.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

Ownership History of Anticipated Properties (m-city Toyonaka)

Owner history	Previous owner	Former owner
Name	Toyonaka East LLC	Brightmoon Toyonaka LLC
Relationship with interested parties of JRF/the Asset Manager	SPC in which the parent company of the Asset Manager has made a TK investment	—
Background/reasons for acquisition	For temporary ownership purposes	—
Acquisition price	5,500 million yen	Not disclosed as the former owner has held the property for more than 1 year as of the anticipated sale date
Acquisition date	October 3, 2013	December 12, 2006

(Note) We are not planning to pay any expenses associated with establishment of the SPC and other activities upon the acquisition of the property

5. Brokers

None of the properties (listed in "1. Summary of Anticipated Properties") will be acquired via brokers.

6. Forward commitment
(1) DFS T GALLERIA OKINAWA

The non-binding letter contemplates our entering into (i) a purchase agreement for the trust beneficiary right (anticipated acquisition price of 13,130 million yen) and, (ii) with regard to a certain portion of the underlying land, an agreement regarding succession as purchaser to a purchase agreement, dated November 6, 2013 (referred to as the "Purchase Agreement of the Underlying Land" hereinafter), between the owner of such underlying land and the original purchaser of the agreement (anticipated acquisition price of 2,470 million yen). We intend to acquire such land on January 15, 2016. If we conclude the purchase agreement for the real estate beneficiary right following the letter of intent, we will succeed as the purchaser under the original purchase agreement, and therefore this transaction and the Purchase Agreement of the Underlying Land falls into the category of forward commitment agreement. As specified in the Purchase Agreement of the Underlying Land, if the purchaser fails to pay the agreed price in exchange for such land on the execution date of the contract, the purchaser shall pay 100% of the sale price to the seller as a penalty provision. Under the Purchase Agreement of the Underlying Land, arrangement of financing necessary to fund acquisitions by the purchaser is not a condition of payment of the sale price. If the purchase agreement is not concluded due to incompleteness of internal authorization and approval by the purchaser or other reasons, we will not succeed as the original purchaser.

(2) G-Bldg. Omotesando 02

The purchase agreement of the trust beneficiary right, dated March 28, 2014, states that the acquisition of the property is to be undertaken at any date we specify within a year of the contract date of such agreement (or, if the seller has any rational reasons, any other date to which the seller and we agree) therefore this purchase agreement falls into the category of forward commitment agreement. We have chosen October 1, 2014 as the date of acquisition. Under the purchase agreement, given that all other conditions under the agreement are met, the seller may claim a penalty of 10% of the sale price if we fail to purchase the property. Under such purchase agreement, our purchase of the property is subject to the condition that we complete financing necessary to fund the acquisitions.

Accordingly, if we fail to pay the sale price due to the inability to complete the issuance of new units necessary to fund the acquisitions, we will be able to cancel the purchase agreement. Therefore, we believe that this agreement is unlikely to have a substantial impact to our financial results and anticipated distributions.

(3) mozo wonder city

Although the remaining 20% co-ownership interest in mozo wonder city is not included in the Anticipated Properties at this time, it is specified in the non-binding letter that the acquisition is to be undertaken at any time after 1 month from the contract date of such agreement; therefore we believe that this purchase agreement falls into the category of forward commitment agreement. In case we conclude the purchase agreement of the trust beneficiary right based on the letter of intent, it is specified under the letter of intent that the seller may claim a penalty of 10% of the sale price if we fail to purchase the property given that all other conditions under the agreement are met.

Under such purchase agreement, our purchase of the property is subject to the condition that we complete financing necessary to fund the acquisitions.

Note:
This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

Accordingly, if we fail to pay the sale price due to the inability to complete the issuance of new units necessary to fund the acquisitions, we will be able to cancel the purchase agreement. Therefore, we believe that this agreement is unlikely to have a substantial impact to our financial results and anticipated distributions.

7. Funding and Method of Settlement

Acquisition of the properties will be funded by the issuance of new investment units, borrowings and cash reserves. For details of the issuance of new investment units, please refer to "Japan Retail Fund Investment Corporation to Issue New Investment Units and Conduct Secondary Offering of Investment Units" dated today. For details of the borrowings, please refer to "Notice Concerning Debt Financing (New Debt Financing)" dated today.

Additionally, we plan to pay by way of lump-sum settlement upon delivery for all Anticipated Properties.

8. Planned Acquisition Schedule

Property Name	Signing Date of Purchase Agreement	Acquisition Date	Payment Date
DFS T GALLERIA OKINAWA ^(Note 1)	October 1, 2014	October 1, 2014 January 15, 2016	October 1, 2014 January 15, 2016
CUTE CUBE HARAJUKU	October 1, 2014	October 1, 2014	October 1, 2014
G-Bldg. Omotesando 02	March 28, 2014	October 1, 2014	October 1, 2014
mozo wonder city ^(Note 2)	October 1, 2014	October 1, 2014	October 1, 2014
m-city Toyonaka	October 1, 2013	October 1, 2014	October 1, 2014

(Note 1) For DFS T GALLERIA OKINAWA, we intend to acquire a certain portion of the underlying land (an anticipated acquisition price of 2,470 million yen) on January 15, 2016.

(Note 2) For mozo wonder city, the description is with respect to the additional 20% co-ownership interest we intend to acquire on October 1, 2014. The non-binding letter states that the remaining portion will be acquired at any date, between November 2014 and March 2016, that we agree upon with the seller.

9. Future Outlook

There will be no particular impact on our revenue forecast for the fiscal period ended August 2014 (the 25th period: February 1, 2014 – August 31, 2014).

For our revenue forecast for the fiscal periods ending February 2015 (the 26th period: September 1, 2014 – February 28, 2015) and August 2015 (the 27th period: March 1, 2015 – August 31, 2015) after completion of the planned property acquisitions, please refer to "Notice Concerning Revised Forecasts for Operating Results and Distributions for August 2014 (25th) Fiscal Period and February 2015 (26th) Fiscal Period and Forecasts Operating Results and Distributions for August 2015 (27th) Fiscal Period" dated today.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

[Reference]

Definitions of Individual Calculation Formulas

"NOI Yield (before depreciation)", "NOI yield (after depreciation)" ("1. Summary of Anticipated Properties"), "Average NOI yield (before depreciation)" and "Average NOI yield (after depreciation)" for Anticipated Properties ("1. Summary of Anticipated Properties—Portfolio before and after the anticipated acquisitions") are calculated by the following formulas:

- "NOI Yield (before depreciation)", "NOI yield (after depreciation)", "Average NOI yield (before depreciation)" and "Average NOI yield (after depreciation)" for Anticipated Properties are calculated by the following formulas:

NOI yield (before depreciation) = ((Rental and other operating revenue* – Property-related expenses*) + Depreciation*) of Anticipated Properties ÷ Expected acquisition price

NOI yield (after depreciation) = (Rental and other operating revenue* – Property-related expenses*) of Anticipated Properties ÷ Expected acquisition price

Average NOI yield (before depreciation) = (Total of (Rental and other operating revenue* – Property-related expenses*) of Anticipated Properties + Depreciation*) ÷ Expected total acquisition price

Average NOI yield (after depreciation) = Total of (Rental and other operating revenue* – Property-related expenses*) of Anticipated Properties ÷ Expected total acquisition price

*Rental and other operating revenue, property-related expenses and depreciation of Anticipated Properties are calculated by taking into account the actual results provided by the current beneficiaries and/or owners of individual Anticipated Properties. JRF used annualized results from July 2013 through June 2014 and other information which is expected to affect property (such as contents and changes in proprietary leases agreements, trust agreements, property management contracts, contracts for the consignment of building management and nonlife insurance, accrual-basis taxes and public dues, and depreciation based on expected acquisition prices and amortization computation) for the calculation. However, for mozo wonder city, rental and other operating revenue, property-related expenses and depreciation are calculated using actual results from March 2013 through February 2014 with respect to the co-ownership interest we already own, multiplying by the share of additional co-ownership interest (20%) we intend to acquire on October 1, 2014 and acquisition price is based on the amount we expect to pay at the time of acquisitions of such additional co-ownership interest. For DFS T GALLERIA OKINAWA, we intend to acquire a certain portion of the underlying land on January 15, 2016 (acquisition price of 2,470 million yen) and the anticipated acquisition price is calculated based on an assumption that such acquisition is complete. During the period between the anticipated acquisition date of the property, October 1, 2014 and the anticipated acquisition date of the underlying land, we expect to incur certain temporary expenses in connection with leasing such land. For the calculations of NOI yield (before depreciation) and NOI yield (after depreciation), it is assumed that acquisition of such land is complete and that there would be no expenses in connection with leasing such land. JRF does not intend to forecast the expected revenues and costs of the Anticipated Properties and the actual figures may differ from those calculated above.

- "Average NOI yield (before depreciation)" and "Average NOI yield (after depreciation)" for our portfolio before the anticipated acquisitions refer to figures calculated using the following formulas.

Average NOI yield (before depreciation) = (Total of (Rental and other operating revenue* – Property-related expenses*) of Anticipated Properties + Depreciation*) ÷ Expected total acquisition price

Average NOI yield (after depreciation) = Total of (Rental and other operating revenue* – Property-related expenses*) of Anticipated Properties ÷ Expected total acquisition price

* Calculated using the sum of (1) and (2) below:

(1) Based on actual rental and other operating revenue, property-related expenses and depreciation of the 24th fiscal period, divided by the number of operating days during the period and then multiplied by 365 (days) with respect to our portfolio properties as of the end of the 24th fiscal period (excluding AEON TOWN Ogaki which we disposed of on March 24, 2014).

(2) Based on actual results during the period from September 1, 2013 and February 28, 2014, of the actual data up to February 28, 2014 provided by the previous beneficiary of the trust, with respect to the properties acquired in the 25th fiscal period.

For G-Bldg, Kichijoji 01, we have agreed on termination agreement with certain tenants on April 9, 2014, which specifies that such tenant vacate the property as of the end of May 2014. However, we have already received a new application for such vacated area and we are currently under negotiation.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

- "Average NOI yield (before depreciation)" and "Average NOI yield (after depreciation)" of our portfolio after the anticipated acquisition are calculated by taking the sum of figures for portfolio before the anticipated acquisitions and Anticipated Properties, using the same formula for the portfolio before the anticipated acquisitions.

Descriptions of "3. Summary of Anticipated Properties"

Descriptions of items in "(1) Property Summary"

- "Anticipated acquisition date" is the anticipated acquisition date indicated in the purchase agreement. The date is subject to change upon agreement between JRF and a seller.
- "Anticipated acquisition price" is the purchase price indicated in either the purchase agreement or non-binding letters for the Anticipated Properties.
- "Trustee" in the summary of trust beneficiary rights is the name of the person to be a trustee for each property to be acquired.
- "Trust period end" in the summary of trust beneficiary rights is the last date of the trust period as set forth in the current trust agreement or as agreed or changed upon JRF's acquisition of the property.
- "Location" represents the address of each property. However, "Location" for the properties represents the registered address of the building in case addresses cannot be indicated officially.
- "Area" for land and "structure/stories", "date built", "total floor area" and "type" for building are based on descriptions in registry books.
- "Zoning" for land represents the classification of land by its use, stipulated in Section 1-1, Article 8 of the City Planning Act (Act No.100 of 1968, as amended).
- "FAR (floor area ratio)" for land is a maximum ratio of the total floor area of the building to the site area, stipulated in Article 52 Clause 1 of the Building Standards Act (Act No.201 of 1950, as amended) (hereafter referred to as the "Building Standards Act").
- "The building-to-land ratio" for land is the maximum ratio of the building area of the structure to the site area, stipulated in Article 53 of the Building Standards Act.
- "Summary of building structure evaluation" is the summary of a report prepared by ERI SOLUTION CO., LTD., Tokyo Bldg-Tech Center Co., Ltd., HI International Consultant Co., LTD., Engineering and Risk Services Corporation and TOKYO KANTEI Co., Ltd. on the building status, short-term and long-term repair planning, compliance with laws and ordinances, toxic substances, and soil and environment of a property to be acquired based on JRF's request. The contents of the reports are the subjective opinion of such investigation firms, and JRF does not guarantee reasonableness or correctness of the contents. "Evaluation date" is the date of the engineering report prepared by the investigation firm. "Immediate repair cost" is the expected repair cost for the problems that hinder daily operations or unfixed items in violation of the legal requirements. "Short-term repair cost" is the expected repair cost for items the early repair of which is desirable due to deterioration or items that may result in malfunction if not fixed, except for routine repair or renewal of interiors or facilities. "Long-term repair cost" is the total amount (and annual average amount thereof) of the estimated long-term repair costs (12 years or 20 years) as described in the engineering report prepared by the investigation firm.
- "Collateral conditions" describe the summary of any collateral interest that JRF expects to forbear after the acquisition of the property.
- "PML" for land is based on the analysis report on earthquake risks developed jointly by Engineering & Risk Services Corporation and OYO. The reference date is August 2014. JRF does not guarantee correctness of the contents.
- "Special notes" describe material items with respect to the legal rights or usage of the property as well as any material items with regard to the value, profitability or liquidity of the property.

Descriptions of items in "(2) Summary of Leases for Anticipated Properties"

- "Number of tenants" is the number of lease agreements with respect to buildings used mainly as stores and offices, based on the lease agreements and other documents in effect as of June 30, 2014 for G-Bldg. Omotesando 02 and mozo wonder city and in lease agreements and other documents expected to be in effect as of the anticipated acquisition date of the other Anticipated Properties. In the case where pass-through type master lease agreements (the rent of the master lease agreement correlates to the rent of lease agreements with end-tenants) are entered into, the number of end-tenants is indicated.
- "Total Leased area" means the leased area of the building for each tenant, excluding leased areas of warehouses and land (flat parking lot), and as indicated in the lease agreement.
- "Occupancy rate" is computed by dividing the leased area by the total leasable area based on the lease agreements and other documents in effect as of June 30, 2014 for G-Bldg. Omotesando 02 and mozo wonder city and on the lease agreements and other documents expected to be in effect as of the anticipated acquisition date of each of the other Anticipated Properties (meaning the

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.

total leasable area of the building used mainly as stores and offices, excluding leasable areas of warehouses and land (flat parking lot), and as indicated in the lease agreement and the plan of the property).

- "Annual contracted rental revenues" is calculated by taking the total amount of monthly rents and common area fees indicated in the lease agreements and other documents in effect as of June 30, 2014 for G-Bldg. Omotesando 02 and mozo wonder city and in the lease agreements and other documents expected to be in effect as of the anticipated acquisition date of the other Anticipated Properties, and multiplying this amount by 12, rounded down to the nearest one million yen. Rents for warehouses or land (flat parking lots) are excluded if they are expressly stated as such fees in the lease agreement and revenue-based rent is mainly calculated based on sales in June 2014.
- "Period of contract" describes the period as described in the lease agreement in case the number of the tenants is one for the property.
- "Tenant leasehold/security deposit" is the total amount of the expected outstanding balance of the tenant deposit/security deposit with respect to shops and offices based on the lease agreements in effect as of June 30, 2014 for G-Bldg. Omotesando 02 and mozo wonder city and based on the lease agreements and other documents expected to be in effect as if the anticipated acquisition date of other Anticipated Properties, rounded down to the nearest one million yen.

Descriptions of items in "(Reference: Summary of Appraisal Values)"

- This is the summary of an appraisal report prepared by CBRE K.K., Daiwa Real Estate Appraisal Co., Ltd., Japan Real Estate Institute or The Tanizawa Sogo Appraisal Co., Ltd. pursuant to considerations for real estate appraisals under the Investment Trust Act, and Act on Real Estate Appraisal and Real Estate Appraisal Standard and based on JRF's request. The results of the appraisals are the subjective judgment and view of the appraiser at a particular time, and JRF does not guarantee reasonableness or correctness of the contents or possibility of a transaction at the appraisal value.

Descriptions of items in "Characteristics of the property"

- "Characteristics of the property" is based on the judgment of the Asset Manager based on material and information the Asset Manager acquired during the due diligence process in order to decide to acquire the Anticipated Properties, including reports provided by BAC Urban Projects Co., Ltd. and other firms. Those reports and other materials are based on the judgments and opinions of third-party experts at a particular time, and the reasonableness and correctness of the contents are not guaranteed.
- The photos used in this press release include properties which we do not own or plan to acquire.

Note:

This press release is intended as general information for the press regarding JRF's acquisition and lease of real estate and real estate trust beneficiary rights in Japan, and has not been prepared for the purpose of solicitation of investment.