

Japan Retail Fund Investment Corporation Completes Acquisition of 5 Properties in Japan

Japan Retail Fund Investment Corporation (“JRF”) announced today the completion of acquisition of 5 properties except for a certain portion of the underlying land in connection with DFS T GALLERIA OKINAWA, as announced in the press release titled “Japan Retail Fund Investment Corporation to Acquire and Lease 5 Properties in Japan” dated September 4, 2014 and as outlined below. We also announced today the trust periods for certain properties (shaded and underlined below), which periods were not fixed initially.

Property name	Location	Type of asset	Trustee	Trust period	Acquisition price (¥ million)	Acquisition date
DFS T GALLERIA OKINAWA	Naha-shi, Okinawa	Trust beneficiary right in real estate	(1) Mizuho Trust & Banking Co., Ltd. (2) Mitsubishi UFJ Trust and Banking Corp.	(1) December 19, 2003 — December 19, 2023 (2) August 16, 2013 — December 19, 2023	13,130 (Note)	October 1, 2014
CUTE CUBE HARAJUKU	Shibuya-ku, Tokyo	Trust beneficiary right in real estate	Mitsubishi UFJ Trust and Banking Corp.	November 4, 2011 — <u>October 31, 2024</u>	8,520	
G-Bldg. Omotesando 02 (additional acquisition of a 15% co-ownership interest)	Shibuya-ku, Tokyo	Trust beneficiary right in real estate	Sumitomo Mitsui Trust Bank, Limited	Land: September 9, 2004 — March 31, 2024 Building: December 28, 2005 — March 31, 2024	5,311	
mozo wonder city (additional acquisition of a 20% co-ownership interest)	Nishi-ku, Nagoya-shi, Aichi	Trust beneficiary right in real estate	Mitsubishi UFJ Trust and Banking Corp.	March 31, 2005 — March 31, 2020	11,740	
m-city Toyonaka	Toyonaka-shi, Osaka	Trust beneficiary right in real estate	Mitsubishi UFJ Trust and Banking Corp.	October 3, 2013 — <u>October 31, 2024</u>	5,570	
Total	5 properties				44,271	

(Note) A certain portion of the underlying land is intended to be acquired on January 15, 2016 (type of asset: real estate, anticipated acquisition price: 2,470 million yen) and the total acquisition price is expected to be 15,600 million yen.

About JRF: JRF is the third listed Japanese Real Estate Investment Trust (“J-REIT”) and the first J-REIT to focus exclusively on retail properties. As of the date of this release, JRF owns 87 properties containing approximately 3.1 million square meters of leasable space.

Please refer to our website at <http://www.jrf-reit.com/english/index.html> for further details.

Contacts: For further information relating to this press release as well as JRF and Mitsubishi Corp.-UBS Realty Inc., its Asset Manager, please feel free to contact: Mr. Fuminori Imanishi (Telephone Number: 81-3-5293-7080), Head of Retail Division at Mitsubishi Corp.-UBS Realty Inc.,

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This translation is for informational purposes only, and the Japanese language release should be referred to as the original.