

Japan Retail Fund Investment Corporation (Tokyo Stock Exchange Company Code: 8953)

News Release—April 10, 2015

JRF's Asset Management Company to Acquire Shares in MID REIT Management Co., Ltd.

Japan Retail Fund Investment Corporation (“JRF”) hereby announces that Mitsubishi Corp.-UBS Realty Inc. (the “Asset Manager”), the asset management company of JRF and Industrial & Infrastructure Fund Investment Corporation (“IIF”), has today decided to acquire shares in MID REIT Management Co., Ltd. (“MID REIT Management”) and make it a subsidiary as outlined below.

1. Background of the Share Acquisition

The Asset Manager has built up a stable track record through the management of the two funds, JRF (a listed investment corporation specializing in retail properties, which owns 89 properties worth 850,924 million yen on an acquisition price basis) and IIF (a listed investment corporation specializing in industrial properties, which owns 41 properties worth 202,979 million yen on an acquisition price basis). The continuous external growth of JRF and IIF contributed to an increase in unitholder value and asset size, as well as portfolio diversification, which served to secure profit stability.

The Asset Manager is acquiring 65% of the total issued shares of MID REIT Management, the asset management company of MID REIT Inc. (“MID REIT”), a listed investment corporation focusing on office properties in the Osaka greater metropolitan area (which owns 12 properties worth 157,670 million yen on an acquisition price basis). The Asset Manager will become the new main sponsor of MID REIT Management, and will enhance asset value utilizing the experience, know-how and network that it has accumulated through the acquisition of properties held by JRF and IIF. The total AUM on an acquisition price basis of J-REITs managed by the Asset Manager (including its subsidiary) is expected to reach 1,219,033 million yen after the acquisition of shares in MID REIT Management and after completion of anticipated property acquisitions by MID REIT. This will be the highest AUM for a single asset manager in the J-REIT field.

2. Summary of MID REIT Management

(As of April 10, 2015)

(1)	Name	MID REIT Management Co., Ltd.
(2)	Location	1-4-4 Dojimahama, Kita-ku, Osaka, Japan
(3)	Title and name of representative	President & CEO: Tomoyuki Goto
(4)	Line of business	Investment management business
(5)	Capital	210 million yen
(6)	Date established	September 1, 2005
(7)	Net assets	882 million yen (as of March 31, 2014)
(8)	Total assets	997 million yen (as of March 31, 2014)
(9)	Major shareholder and share percentage	MID Urban Development Co., Ltd., 100.0%
(10)	Relationship with JRF/ the Asset Management Company	
	Capital relationship	There are no capital, personal or business relationships to note between JRF/the Asset Management Company and the company. The company does not fall under the category of a related party of JRF/the Asset Management Company. In addition, none of the related parties and affiliated companies of this company fall under the category of the related parties of the Asset Management Company.
	Personal relationship	
	Business relationship	
	Related party	

3. Summary of the Shareholder of the Share to be Acquired

(1) Name	MID Urban Development Co., Ltd.
(2) Location	1-4-4 Dojimahama, Kita-ku, Osaka, Japan
(3) Title and name of representative	President: Ryoichi Hanai
(4) Line of business	Building business and housing business
(5) Capital	100 million yen
(6) Date established	April 1, 1999

4. Summary of the Shareholders of MID REIT Management

		MID Urban Development Co., Ltd.	Mitsubishi Corp.-UBS Realty Inc.
Before Acquisition	Number of shares	6,000	—
	Number of voting rights	6,000	—
	Ratio to the total number of voting rights	100.0%	—
	Shareholder ranking	1 st	—
After Acquisition	Number of shares	2,100	3,900
	Number of voting rights	2,100	3,900
	Ratio to the total number of voting rights	35.0%	65.0%
	Shareholder ranking	2 nd	1 st

5. Schedule of the Share Transfer

April 10, 2015	<ul style="list-style-type: none"> • Approval on the share transfer by the board of directors of MID Urban Development Co., Ltd. • Approval on the share transfer by the board of directors of MID REIT Management • Approval on the share transfer by the board of directors of the Asset Manager • Execution of the share transfer agreement
April 22, 2015	Execution of the share transfer

6. Approach to Conflict of Interest

The Asset Manager sets up deal review meeting (the “Deal Review Meeting”) to avoid conflicts of interest that might arise among JRF, IIF and other real estate funds it manages or may manage in the future and aims to ensure the fiduciary duties of the Asset manager to each of the funds.

For further details, please refer to “1. Supplemental Information on the Organizational Change,” attached to the news release, “Notice Concerning Decision to File a Notification of Changes in the Content or Methods of the Business Associated with the Organizational Change of the Asset Management Company and Changes on Key Personnel,” dated February 16, 2015.

As the Asset Manager will become the parent company of MID REIT Management, which is the asset manager of MID REIT; a memorandum of understanding on the provision of property information was concluded today between the Asset Manager and MID REIT Management. In conjunction with the execution of the memorandum of understanding, and provided that the acquisition of shares in MID REIT Management is complete, the Asset Manager plans to amend part of rules indicated under “(2) Outline of the Role of the Newly Established Organization—c. Rules Regarding Preferential Consideration Rights on Investment Information” of the above mentioned news release attachment, “1. Supplemental

Information on the Organizational Change” on April 22, 2015. For the specific detail of the changes, please refer to “Attachment: Rules of the Deal Review Meetings That Are Subject to Amendment,” attached to this new release.

7. Future Outlook

The matter described in this news release will only have marginal impact on the operation of JRF. For information on the policy concerning the operation of MID REIT Management, please refer to the following announcements made today by MID REIT and MID REIT Management.

Reference: News Releases from MID REIT and MID REIT Management dated April 10, 2015

1. “Notice Concerning Changes in Major Shareholders, Parent Companies and Specified Affiliated Companies at Asset Management Company”
2. “Notice Concerning Changes to Directors, Corporate Auditors and Key Employees at Asset Management Company”
3. “Notice Concerning Amendment of Asset Management Guidelines, Etc. of Asset Management Company”
4. “Notice Concerning Change in Trade Name of Asset Management Company”
5. “Notice Concerning Issuance of New Investment Units through Third-Party Allotment”
6. “Notice Regarding Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Sumitomo Fudosan Ueno Building No. 6)”
7. “Notice Concerning Debt Financing”
8. “Notice Regarding Revision of Business Results and Distributions Forecast for the 18th Period Ending June 30, 2015 and the 19th Period Ending December 31, 2015”
9. “Notice Concerning Series of Initiatives with Mitsubishi Corp.-UBS Realty Inc.”

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 89 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.

(Translation)

Attachment: Rules of the Deal Review Meetings That Are Subject to Amendment

c. Rules Regarding Preferential Consideration Rights on Investment Information

The Company is, and may be in the future, entrusted with the management of investments or the discretionary investment management (collectively, the “Investment Management Services”) by its customers, such as the Japan Retail Fund Investment Corporation (“JRF”), Industrial & Infrastructure Fund Investment Corporation (“IIF”) and real estate funds other than JRF or IIF (including, without limitation, special purpose companies or other legal entities which are investment vehicles, partnerships (kumiai) and trustees, hereinafter the “Real Estate Funds”, and together with JRF and IIF, the “Funds”). MID REIT Management Co., Ltd. (which corporate name will be changed to MCUBS MidCity Inc.; “MidCity”), a subsidiary of the Company, is entrusted with the management of investments by MID REIT, Inc. (“MIDREIT”). In light of the type of business of the Company and MidCity, and of the fact that the Company will provide support to MidCity, including by providing property information to MidCity in the capacity of its parent company, the Company stipulates and implements certain rules to decide, with respect to Information Regarding the Disposition of Real Estate Properties (as defined in the following Article) obtained by the Company, whether one of the divisions of the Funds should preferentially consider such information or if such information should be provided to MidCity.

1. Preferential Consideration Right with respect to Commercial Properties

- (1) As to the Commercial Properties (limited to the Single Facilities; hereinafter the same in this Paragraph), the Retail Division is granted the First Preferential Consideration Right.
- (2) In the event that the Retail Division decides not to purchase the Commercial Properties or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right.

2. Preferential Consideration Right with respect to Industrial Properties

- (1) As to the Logistics Facilities, the Manufacturing and Research and Development Facilities, the Infrastructure Facilities and the Data Centers (collectively, the “Industrial Properties”) (limited to the Single Facilities; hereinafter the same in this Paragraph), the Industrial Division is granted the First Preferential Consideration Right.
- (2) In the event that the Industrial Division decides not to purchase the Industrial Properties or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right.

3. Preferential Consideration Right with respect to Office Buildings, Residential Facilities and Hotels

- (1) As to the Office Buildings, the Residential Facilities and the Hotels (including the Mixed-Use Facilities for office use and residential use, the Mixed-Use Facilities for office use and the Hotel Use, the Mixed-Use Facilities for residential use and the Hotel Use and the Mixed-Use Facilities for office use, residential use and the Hotel Use, but excluding the Mixed-Use Facilities which include an area used for other purposes; hereinafter the same in this Paragraph), MidCity is granted the First Preferential Consideration Right.
- (2) In the event that MidCity decides not to purchase the Office Buildings, the Residential Facilities or the Hotels or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right.

4. Preferential Consideration Right with respect to Information Regarding the Disposition of Real Estate Properties for Mixed-Use Facilities

- (1) Commercial Properties which are Mixed-Use Facilities
 - (i) As to the Commercial Properties which are Mixed-Use Facilities, the Retail Division is granted the First Preferential Consideration Right.
 - (ii) In the event that the Retail Division decides not to purchase the Commercial Properties which are Mixed-Use Facilities or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right.
 - (iii) Notwithstanding the provisions of (i) and (ii) above, in the event that part of the Commercial Properties which are Mixed-Use Facilities includes an area used as the Industrial Properties (“Industrial Properties Use”) and the size of the floor cannot be used as the determining factor for the grant of the Preferential Consideration Right because it is likely to create an inappropriate result, a meeting between the President, the Deputy President and the members of the Deal Review Meeting will be held to decide which of the Retail Division or the Industrial

Division should be granted the First Preferential Consideration Right or the Second Preferential Consideration Right (furthermore, in this case, the Private Fund Investment Department always is granted the Third Preferential Consideration Right). In such case, the Compliance Officer must call an independent outside expert who has no conflict of interest with respect to the decision to participate in the meeting as an observer and ask for his/her opinion.

- (2) Industrial Properties which are Mixed-Use Facilities
 - (i) As to the Industrial Properties which are Mixed-Use Facilities, the Industrial Division is granted the First Preferential Consideration Right.
 - (ii) In the event that the Industrial Division decides not to purchase the Industrial Properties which are Mixed-Use Facilities or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right.
 - (iii) Notwithstanding the provisions of (i) and (ii) above, in the event that part of the Industrial Properties which are Mixed-Use Facilities includes an area used for the Commercial Properties Use and the size of the floor cannot be used as the determining factor for the grant of the Preferential Consideration Right because it is likely to create an inappropriate result, a meeting between the President, the Deputy President and the members of the Deal Review Meeting will be held to decide which of the Retail Division or the Industrial Division should be granted the First Preferential Consideration Right or the Second Preferential Consideration Right (furthermore, in this case, the Private Fund Investment Department always is granted the Third Preferential Consideration Right). In such case, the Compliance Officer must call an independent outside expert who has no conflict of interest with respect to the decision to participate in the meeting as an observer and ask for his/her opinion.
- (3) Office Buildings, Residential Facilities and Hotels (limited to the Mixed-Use Facilities which include an area used for other purposes; hereinafter the same in this Paragraph)
 - (i) As to the Office Buildings, the Residential Facilities and the Hotels, MidCity is granted the First Preferential Consideration Right.
 - (ii) In the event that MidCity decides not to purchase the Office Buildings, the Residential Facilities or the Hotels or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right.
 - (iii) Notwithstanding the provisions of (i) and (ii) above, in the event that part of the Office Buildings, the Residential Facilities or the Hotels includes an area used for the Commercial Properties Use or the Industrial Properties Use, the Retail Division is granted the First Preferential Consideration Right when an area used for the Commercial Properties Use is included, and the Industrial Division is granted the First Preferential Consideration Right when an area used for the Industrial Properties Use is included. In this case, MidCity always is granted the Second Preferential Consideration Right and the Private Fund Investment Department always is granted the Third Preferential Consideration Right.
 - (iv) Notwithstanding the provisions of (i) through (iii) above, in the event that part of the Mixed-Use Facilities includes both an area used for the Commercial Properties Use and an area used for the Industrial Properties Use, the Preferential Consideration Right will be granted based on the largest floor area for each use. If the area used for the Commercial Properties Use accounts for the largest floor area, the Retail Division will be granted the First Preferential Consideration Right, and if the area used for the Industrial Properties Use accounts for the largest floor area, the Industrial Division will be granted the First Preferential Consideration Right. Provided, however, that if the size of the floor cannot be used as the determining factor for the grant of the Preferential Consideration Right because it is likely to create an inappropriate result, a meeting between the President, the Deputy President and the members of the Deal Review Meeting will be held to decide which of the Retail Division or the Industrial Division should be granted the First Preferential Consideration Right or the Second Preferential Consideration Right (furthermore, in this case, MidCity always is granted the Third Preferential Consideration Right and the Private Fund Investment Department always is granted the Fourth Preferential Consideration Right). In such a case, the Compliance Officer must call an independent outside expert who has no conflict of interest with respect to the decision to participate in the meeting as an observer and ask for his/her opinion.
- (4) The Retail Division or the Industrial Division which was granted the Preferential Consideration Right may grant the Joint Preferential Consideration Right to MidCity (limited to the case where MidCity has the next priority Preferential Consideration Right) or to another Division of the Funds which has the next priority Preferential Consideration Right. In addition, in the event that the Preferential Consideration Right is granted to MidCity and MidCity proposes the joint investment by MIDREIT and the Funds, the Division of the Funds which have the next priority Preferential Consideration Right will consider such proposal.

5. Preferential Consideration Right with respect to Information Regarding the Disposition of Real Estate Properties for Multiple Properties

- (1) In considering the Information Regarding the Disposition of Real Estate Properties for Multiple Properties, if it is possible to consider such information for each property individually, the Preferential Consideration Right will be granted pursuant to the provisions of 1 through 4 above.
- (2) (i) If it is not possible to consider the Information Regarding the Disposition of Real Estate Properties for each property individually (including a case where properties are being sold in bulk), in the event that Office Buildings, Residential Facilities or Hotels are included in such properties, the Preferential Consideration Right will be granted pursuant to the provisions of (a) through (d) below, and in the event that Office Buildings, Residential Facilities and Hotels are not included in such properties, the Preferential Consideration Right will be granted pursuant to the provisions of (a) through (c) below:
 - (a) If Commercial Properties are included in part or all of the Multiple Properties, the Retail Division will be granted the First Preferential Consideration Right.
 - (b) If Industrial Properties are included in part or all of the Multiple Properties, the Industrial Division will be granted the First Preferential Consideration Right.
 - (c) If both of Commercial Properties and Industrial Properties are included in part or all of the Multiple Properties, the Preferential Consideration Right will be granted based on the largest floor area for each use. If the Commercial Properties Use accounts for the largest floor area, the Retail Division will be granted the First Preferential Consideration Right, and if the Industrial Properties Use accounts for the largest floor area, the Industrial Division will be granted the First Preferential Consideration Right.
 - (d) If none of the above applies, MidCity will be granted the First Preferential Consideration Right.
- (ii) In the event that the Retail Division or the Industrial Division which was granted the First Preferential Consideration Right pursuant to (i) (a) and (b) above decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term and Office Buildings, Residential Facilities or Hotels are included in such properties, MidCity is granted the Second Preferential Consideration Right, and in the event that MidCity decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Third Preferential Consideration Right. In the case described in (i) (c) above, if the Retail Division is granted the First Preferential Consideration Right, the Industrial Division will be granted the Second Preferential Consideration Right, and if the Industrial Division is granted the First Preferential Consideration Right, the Retail Division will be granted the Second Preferential Consideration Right. In the event that the Industrial Division or the Retail Division which was granted the Second Preferential Consideration Right decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term and Office Buildings, Residential Facilities or Hotels are included in such properties, MidCity is granted the Third Preferential Consideration Right, and in the event that MidCity decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Fourth Preferential Consideration Right. Furthermore, in the event that MidCity which was granted the First Preferential Consideration Right pursuant to (i) (d) above decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term, the Private Fund Investment Department is granted the Second Preferential Consideration Right. In the event that the Retail Division or the Industrial Division which was granted the First Preferential Consideration Right pursuant to (i) (a) and (b) above decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term and Office Buildings, Residential Facilities and Hotels are not included in such properties, the Private Fund Investment Department is granted the Second Preferential Consideration Right. In the case described in (i) (c) above, if the Retail Division is granted the First Preferential Consideration Right, the Industrial Division will be granted the Second Preferential Consideration Right, and if the Industrial Division is granted the First Preferential Consideration Right, the Retail Division will be granted the Second Preferential Consideration Right. In the event that the Industrial Division or the Retail Division which was granted the Second Preferential Consideration Right decides not to purchase the relevant properties or does not make a decision to purchase such properties within the preferential consideration term and Office Buildings, Residential Facilities and Hotels are not included in such properties, the Private Fund Investment Department is granted the Third Preferential Consideration Right.
- (iii) Notwithstanding the provisions of (i) and (ii) above, in the event that the size of the floor cannot be used as the determining factor for the grant of the Preferential Consideration Right because it is likely to create an

inappropriate result, a meeting between the President, the Deputy President and the members of the Deal Review Meeting is held to decide the Person Having the Preferential Consideration Right and the rank of each Person Having the Preferential Consideration Right. In such a case, the Compliance Officer must call an independent outside expert who has no conflict of interest with respect to the decision to participate in the meeting as an observer and ask for his/her opinion.

- (iv) The Retail Division or the Industrial Division which was granted the Preferential Consideration Right may grant the Joint Preferential Consideration Right to MidCity (limited to the case where MidCity has the next priority Preferential Consideration Right) or other Division of the Funds which has the next priority Preferential Consideration Right. In addition, in the event that the Preferential Consideration Right is granted to MidCity and MidCity proposes the joint investment by MIDREIT and the Funds, the Division of the Funds which have the next priority Preferential Consideration Right will consider such proposal.

6. Preferential Consideration Right with respect to Land

- (1) As to the Land, the Preferential Consideration Right is granted pursuant to the provisions of items 1 through 4 above based on the use of the facility which is built on the Land and utilizes the leasehold interest of the Land.
- (2) If there are several facilities which are built on the Land and utilize the leasehold interest of the Land, the Preferential Consideration Right will be granted in a manner similar to the provision of item 5 above.

7. Preferential Consideration Right with respect to Development Land

- (1) As to the Development Land, the Acquisition Division prepares the plan of the facility which is deemed most appropriate for the Development Land (the "Development Plan"), and the Preferential Consideration Right is granted, pursuant to the provisions of items 1 through 4 above, based on the use of the facility which is to utilize the leasehold interest of the Development Land in the Development Plan (the "Planned Facility").
- (2) If there are several facilities concerning the Development Land, the Preferential Consideration Right will be granted in a manner similar to the provision of item 5 above.
- (3) Notwithstanding the provisions of items (1) and (2) above, in the event that the Development Plan prepared pursuant to the provision of (1) above is not obviously appropriate for the Development Land in objective terms, in light of the form, plotting, and nature of the soil of the Development Land, land use conditions and economic conditions around the Development Land as well as other circumstances relating to the Development Land, a meeting between the President, the Deputy President and the members of the Deal Review Meeting is held to decide the Development Plan. In such a case, the Compliance Officer must call an independent outside expert who has no conflict of interest with respect to the decision to participate in the meeting as an observer and ask for his/her opinion.

8. Exception to application of Preferential Consideration Right

The Information Regarding the Disposition of Real Estate Properties which falls under the category of any of the following items is excluded from the application of the Preferential Consideration Right:

- (1) When the potential acquirers of the properties are designated by the investors and other related parties of the Real Estate Funds managed by the Company;
- (2) When the potential acquirers of the properties are designated by the seller of the properties;
- (3) When the properties are warehoused pursuant to a written document and the potential acquirers of the properties are designated therein;
- (4) When the contractual preferential negotiation right or the opportunity to consider future acquisition is attached to the properties and the potential acquirers of the properties are designated; or
- (5) When the disclosure of the Information Regarding the Disposition of Real Estate Properties by the Company to MidCity is prohibited by the confidentiality obligation and other laws and regulations or contractual obligations.

9. Procedure for determining Person Having the Preferential Consideration Right

- (1) The Person Having the Preferential Consideration Right for an individual property is determined by the Head of the Acquisition Division after he/she confirms certain factors concerning the Information Regarding the Disposition of Real Estate Properties.
- (2) If the Head of the Acquisition Division determines the Person Having the Preferential Consideration Right, he/she must promptly report to the Deal Review Meeting the relevant information and the Person Having the Preferential Consideration Right concerning such information and other related matters.
- (3) A member of the Deal Review Meeting may raise an objection if he/she determines that the decision of the Head of the Acquisition Division is against these Rules and other internal rules of the Company. If such objection is raised, the Deal Review Meeting will review whether such decision complies with these Rules and other internal rules of the

Company.

- (4) In the event that an amendment to the decision of the Head of the Acquisition Division is approved as a result of the review by the Deal Review Meeting, the Head of the Acquisition Division will again determine the Person Having the Preferential Consideration Right in accordance with such approval.

10. Outline of Preferential Consideration Right

- (1) The preferential consideration term for the Information Regarding the Disposition of Real Estate Properties based on the Preferential Consideration Right is, in principle, 10 business days from the date of grant of the Preferential Consideration Right. However, if it is deemed appropriate in light of the nature of the Information Regarding the Disposition of Real Estate Properties, the Head of the Acquisition Division may extend or shorten such term in determining the Person Having the Preferential Consideration Right. Notification to MidCity regarding the determination of the Person Having the Preferential Consideration Right is made by the secretariat.
- (2) Following the determination of the Person Having the Preferential Consideration Right, the Head of the Retail Division, the Head of the Industrial Division or the Head of the Private Fund Investment Department controlling each Division of the Funds which became the Person Having the Preferential Consideration Right must indicate their intention as to whether to continue considering acquisition of the relevant properties at the Deal Review Meeting by the end of the preferential consideration term. The secretariat reports the content of MidCity's intention at the Deal Review Meeting.
- (3) The Head of the Retail Division, the Head of the Industrial Division or the Head of the Private Fund Investment Department controlling each Division of the Funds which became the Person Having the Preferential Consideration Right must clarify their reasons when indicating their intention as to whether to continue considering acquisition of the relevant properties. When MidCity indicates their intention as to whether to continue considering acquisition of the relevant properties, the secretariat must confirm their reasons and report the result of such confirmation upon reporting the content of MidCity's intention at the Deal Review Meeting.
- (4) In the event that the Head of the Retail Division, the Head of the Industrial Division or the Head of the Private Fund Investment Department controlling each Division of the Funds indicates their intention to continue considering acquisition of the relevant properties or the secretariat makes such report at the Deal Review Meeting, in principle, the preferential consideration term is automatically extended until such consideration of acquisition ends. However, if it is determined, as a result of the review by the Deal Review Meeting, that reasonable reason for such extension does not exist, the preferential consideration term will not be extended.
- (5) In the event that the intention not to continue considering acquisition of the relevant properties was indicated at the Deal Review Meeting or no intention was indicated by the end of the preferential consideration term, the Preferential Consideration Right of the relevant Person Having the Preferential Consideration Right expires, and the Preferential Consideration Right concerning the relevant Information Regarding the Disposition of Real Estate Properties is transferred to the Person Having the Preferential Consideration Right with the next priority. In such case, the preferential consideration term for the Information Regarding the Disposition of Real Estate Properties based on the next priority Preferential Consideration Right is prescribed pursuant to item (1) above.

Reference:

(1) Preferential Consideration Right with respect to Commercial Properties

	Category	The Order of the Preferential Consideration Right			
		First	Second	Third	Fourth
1.	Single Facilities	JRF	Private Fund	-	-
2.	Mixed-Use Facilities 1 (*1)	JRF	Private Fund	-	-
3.	Mixed-Use Facilities 2 (*1)	JRF (*3)	IIF (*3)	Private Fund	-
4.	Multiple Properties 1 (*2)	JRF	MidCity	Private Fund	-
5.	Multiple Properties 2 (*2)	JRF (*3)	IIF (*3)	MidCity	Private Fund

*1: Mixed-Use Facility 1 is a category for a mixed-use facility that is not categorized as Mixed-Use Facility 2. Mixed-Use Facility 2 is a category for a mixed-use facility having the largest floor area for commercial-use, and also partially includes areas for industrial-use.

*2: Multiple Properties 1 is a category for the aggregation of properties having the largest floor area of commercial facilities and that is not categorized as Multiple Properties 2. Multiple Properties 2 is a category for the aggregation of properties having the largest floor area of commercial properties and

partially includes an industrial property (or properties), which cannot be considered individually. In the case where office buildings, residential properties or hotels are not included, the Private Fund, which has the Preferential Consideration Right after MidCity will take the place of MidCity.

*3: In the event that it is inappropriate to use floor area size as the determining factor for the grant of Preferential Consideration Rights, the decision is to be made at a meeting between the President, the Deputy President and members of the Deal Review Meeting.

(2) Preferential Consideration Right with respect to Industrial Properties

	Category	The Order of the Preferential Consideration Right			
		First	Second	Third	Fourth
6.	Single Facilities	IIF	Private Fund	-	-
7.	Mixed-Use Facilities 1	IIF	Private Fund	-	-
8.	Mixed-Use Facilities 2 (*1)	IIF (*3)	JRF (*3)	Private Fund	-
9.	Multiple Properties 1	IIF	MidCity	Private Fund	-
10.	Multiple Properties 2 (*2)	IIF (*3)	JRF (*3)	MidCity	Private Fund

*1: Mixed-Use Facility 1 is a category for a mixed-use facility that is not categorized as Mixed-Use Facility 2. Mixed-Use Facility 2 is a category for a mixed-use facility having the largest floor area for industrial-use, and also partially includes area for commercial-use.

*2: Multiple Properties 1 is a category for the aggregation of properties having the largest floor area of industrial facilities and that is not categorized as Multiple Properties 2. Multiple Properties 2 is a category for the aggregation of properties having the largest floor area of industrial properties and partially includes an commercial property (or properties), which cannot be considered individually. In the case where office buildings, residential properties or hotels are not included, the Private Fund, which has the Preferential Consideration Right after MidCity will take the place of MidCity.

*3: In the event that it is inappropriate to use floor area size as the determining factor for the grant of Preferential Consideration Rights, the decision is to be made at a meeting between the President, the Deputy President and members of the Deal Review Meeting.

(3) Preferential Consideration Right with respect to Office Buildings, Residential Facilities and Hotels

	Category	The Order of the Preferential Consideration Right			
		First	Second	Third	Fourth
11.	Single Facilities	MidCity	Private Fund	-	-
12.	Mixed-Use Facilities 1 (*1)	MidCity	Private Fund	-	-
13.	Mixed-Use Facilities 2 (*2)	JRF	MidCity	Private Fund	-
14.	Mixed-Use Facilities 3 (*3)	IIF	MidCity	Private Fund	-
15.	Mixed-Use Facilities 4 (*4)	JRF (*11)	IIF (*11)	MidCity	Private Fund
16.	Mixed-Use Facilities 5 (*5)	IIF (*11)	JRF (*11)	MidCity	Private Fund
17.	Multiple Properties 1 (*6)	MidCity	Private Fund	-	-
18.	Multiple Properties 2 (*7)	JRF	MidCity	Private Fund	-
19.	Multiple Properties 3 (*8)	IIF	MidCity	Private Fund	-
20.	Multiple Properties 4 (*9)	JRF (*11)	IIF (*11)	MidCity	Private Fund
21.	Multiple Properties 5 (*10)	IIF (*11)	JRF (*11)	MidCity	Private Fund

*1: Mixed-use facilities comprised of office, residential or hotel only.

*2: Mixed-use facilities having the largest floor area for offices, residential properties or hotels, and partially include areas for commercial-use.

*3: Mixed-use facilities having the largest floor area for offices, residential properties or hotels, and partially include areas for industrial-use.

*4: Mixed-use facilities having the largest floor area for offices, residential properties or hotels; partially include areas for both commercial and industrial-use; and where the floor area for commercial-use is larger than for industrial-use.

*5: Mixed-use facilities having the largest floor area for offices, residential properties or hotel; partially include areas for both industrial and commercial-use; and where the floor area for industrial-use is larger than for commercial-use.

*6: Multiple properties that cannot be considered individually, which are comprised of offices, residential properties or hotels only.



- *7: Multiple properties that cannot be considered individually, which have the largest floor area for offices, residential properties or hotels, and partially include commercial property or properties.
- *8: Multiple properties that cannot be considered individually, which have the largest floor area for offices, residential properties or hotels, and partially include industrial property or properties.
- *9: Multiple properties that cannot be considered individually, which have the largest floor area for offices, residential properties or hotels; partially include both commercial and industrial properties; and where the floor area for commercial properties is larger than for industrial properties.
- *10: Multiple properties that cannot be considered individually, which have the largest floor area for offices, residential properties or hotels; partially include both industrial and commercial properties; and where the floor area for industrial properties is larger than for commercial properties.
- *11: In the event that it is inappropriate to use floor area size as the determining factor for grant of Preferential Consideration Right,^s the decision is to be made at a meeting between the President, the Deputy President and the members of the Deal Review Meeting.