

### **Japan Retail Fund Investment Corporation Completes Acquisition of 2 Properties in Japan**

Japan Retail Fund Investment Corporation (“JRF”) announced today the completion of acquisition of 2 properties out of 3 properties which are left to be acquired after the completion of acquisition of 4 properties out of 7 properties announced in the press release titled “Japan Retail Fund Investment Corporation to Acquire 7 Properties in Japan” dated August 20, 2015 as outlined below. We also announced the trustee and trust periods for certain properties (shaded and underlined below), which were not fixed initially.

#### 1. Acquired properties

Property name	Location	Type of asset	Trustee	Trust period	Acquisition price (¥ million)	Acquisition date
G-Bldg. Minami Aoyama (Bldg. B) (Note 1)	Minato-ku, Tokyo	Trust beneficiary right in real estate	<u>Sumitomo Mitsui Trust Bank, Limited</u>	<u>October 1, 2015</u> <u>—October 31, 2025</u>	3,650	October 1, 2015
G-Bldg. Abeno 01 (Note 2)	Abeno-ku, Osaka-shi, Osaka	Trust beneficiary right in real estate	<u>Sumitomo Mitsui Trust Bank, Limited</u>	<u>October 1, 2015</u> <u>—September 30, 2025</u>	4,100	
Total	2 Properties				7,750	

(Note 1) The trust beneficiary right of G-Bldg. Minami Aoyama 01 (Bldg. B) was set and acquired today by JRF. In addition, JRF added G-Bldg. Minami Aoyama 01 (Bldg. A), which was acquired by JRF as of March 26, 2009, to the trust beneficiary right of G-Bldg. Minami Aoyama 01 (Bldg. B) today.

(Note 2) The trust beneficiary right of G-Bldg. Abeno 01 was set and acquired today by JRF.

#### 2. Anticipated property

Property name	Location	Type of asset	Anticipated acquisition price (¥ million)	Anticipated acquisition date
G-Bldg. Umeda 01	Kita-ku, Osaka-shi, Osaka	Trust beneficiary right in real estate	9,483	October 8, 2015
Total	1 Property		9,483	

#### (Reference) Acquired properties

Property name	Location	Type of asset	Acquisition price (¥ million)	Acquisition date
mozo wonder city (Additional acquisition of 20% co-ownership interest)	Nishi-ku, Nagoya-shi, Aichi	Trust beneficiary right in real estate	11,740	September 15, 2015
G-Bldg. Akihabara 01	Chiyoda-ku, Tokyo	Trust beneficiary right in real estate	4,980	
Takadanobaba (Land with leasehold interest) (Acquisition of 60% co-ownership interest)	Shinjuku-ku, Tokyo	Trust beneficiary right in real estate	2,400	
G-Bldg. Akihabara 02	Chiyoda-ku, Tokyo	Trust beneficiary right in real estate	2,500	September 18, 2015
Total	4 Properties		21,620	

Please refer to the press releases titled "Japan Retail Fund Investment Corporation Completes Acquisition of 3 Properties in Japan" dated September 15, 2015 and "Japan Retail Fund Investment Corporation Completes Acquisition of Trust Beneficiary Interest in G-Bldg. Akihabara 02" dated September 18, 2015.

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 94 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.

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