

Notice Concerning Debt Financing

Japan Retail Fund Investment Corporation (“JRF”) announced that it has decided to obtain debt financing as described below.

1. Description of new debt

Lender	Amount outstanding	Debt term	Interest rate (Note 1,2,3)		Anticipated Borrowing date	Method of borrowing, repayment of principal	Repayment date
Mizuho Bank, Ltd.	¥6 billion	10 Years	Fixed	Base interest rate (JBA 1-month yen TIBOR) + 0.35%	February 18, 2016	Unsecured and unguaranteed, lump sum repayment	January 30, 2026
Sumitomo Mitsui Trust Bank, Limited	¥1 billion	10 Years	Fixed	Base interest rate (JBA 1-month yen TIBOR) + 0.35%	February 18, 2016	Unsecured and unguaranteed, lump sum repayment	January 30, 2026
The Bank of Fukuoka, Ltd.	¥1 billion	10 Years	Fixed	Base interest rate (JBA 1-month yen TIBOR) + 0.35%	February 18, 2016	Unsecured and unguaranteed, lump sum repayment	January 30, 2026
Mizuho Trust & Banking Co., Ltd.	¥1 billion	10 Years	Fixed	Base interest rate (JBA 1-month yen TIBOR) + 0.35%	February 18, 2016	Unsecured and unguaranteed, lump sum repayment	January 30, 2026
Resona Bank, Limited	¥1 billion	8.5 Years	Fixed	Base interest rate (JBA 1-month yen TIBOR) + 0.25%	February 18, 2016	Unsecured and unguaranteed, lump sum repayment	July 31, 2024
Total / Average remaining borrowing period	¥10 billion	9.8 Years (*4)					

(Note.1) Interest payment dates are the end of every month and the principal repayment date (or immediately preceding business day if the date is not a business day). The base interest rate applied to an interest calculation period is Japanese yen TIBOR for 1 month, which the Japanese Bankers Association (JBA) releases two business days before the interest payment date thereof. If the calculation period is less than one month, the base interest rate is calculated by the method stipulated in the loan contract.

(Note.2) You can find JBA yen TIBOR on the JBA website (<http://www.jbatibor.or.jp/english/rate/>).

(Note.3) Although borrowing contracts are based on variable interest rates, we intend to enter into interest rate swap agreements to fix the interest rates on or before the anticipated borrowing dates.

(Note.4) Average remaining borrowing period is calculated using the weighted average of the borrowing amounts.

2. Reason for new debt financing

To allocate 10 billion yen needed for the redemption of the 3rd series unsecured investment corporation bonds (issued on February 22, 2006) coming due on February 22, 2016.

3. Status of interest-bearing debt after financing

(Yen in millions)

	Before	After	Variation
Short-term borrowings	1,000	1,000	0
Total short-term interest-bearing debt	1,000	1,000	0
Long-term borrowings	301,091	311,091	+10,000
Corporate bond	47,500	37,500	-10,000
Total long-term interest-bearing debt	348,591	348,591	0
Total borrowings and corporate bonds	348,591	348,591	0

(Note) Long-term borrowing amount includes the current portion of long-term borrowings.

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. 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. Keita Araki (Telephone Number: 81-3-5293-7080), Head of Retail Division at Mitsubishi Corp.-UBS Realty Inc.,

Investor Relations: Telephone Number: 81-3-5293-7081

E-mail: jrf-8953.ir@mc-ubs.com

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