

**Notice Concerning Debt Financing (Determination of Interest Rate)
 and Completion of the Interest Rate Swap Agreements**

Regarding new debt finance which was announced in the press release titled “Notice Concerning New Debt Financing” dated February 25, 2016, Japan Retail Fund Investment Corporation (“JRF”) announced today the applicable interest rate for the new borrowing which the interest rate was not fixed initially. Additionally, it also announced that it has concluded interest rate swap agreements in connection with the new borrowings which were planned to enter into on March 1, 2016, of which were planned to conclude the agreements for the purpose of fixing interest rates, as described below.

1. Determination of interest rate

Lender	Amount outstanding	Debt term	Interest rate		Anticipated Borrowing date	Method of borrowing, repayment of principal	Repayment date
Shinkin Central Bank	¥1 billion	8.1 Years	Fixed	0.295%	March 1, 2016	Unsecured and unguaranteed, lump sum repayment	March 29, 2024

2. New borrowings in connection with the interest rate swap agreements

	Lender	Amount outstanding	Debt term	Interest rate	Anticipated Borrowing date	Method of borrowing, repayment of principal	Repayment date
Loan 1	The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation and Sumitomo Mitsui Trust Bank, Limited	¥1 billion	10.1 Years	Base interest rate (JBA 3-month yen TIBOR) + 0.35%	March 1, 2016	Unsecured and unguaranteed, lump sum repayment	March 31, 2026
Loan 2	Mizuho Bank, Ltd.	¥2 billion	9.1 Years	Base interest rate (JBA 3-month yen TIBOR) + 0.30%	March 1, 2016		March 31, 2025
Loan 3	Shinsei Bank, Ltd.	¥1.5 billion	8.1 Years	Base interest rate (JBA 3-month yen TIBOR) + 0.225%	March 1, 2016		March 29, 2024
Loan 4	The Chugoku Bank, Ltd.	¥1 billion	8.1 Years	Base interest rate (JBA 3-month yen TIBOR) + 0.225%	March 1, 2016		March 29, 2024
Loan 5	The Norinchukin Bank	¥1.5 billion	8.1 Years	Base interest rate (JBA 3-month yen TIBOR) + 0.225%	March 1, 2016		March 29, 2024

3. Description of interest rate swap agreements

		Loan 1	Loan 2	Loan 3	Loan 4	Loan 5
1. Guarantor		Shinsei Bank, Ltd.	Shinsei Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited	Shinsei Bank, Ltd.	Shinsei Bank, Ltd.
2. Estimated principal		¥1 billion	¥2 billion	¥1.5 billion	¥1 billion	¥1.5 billion
3. Interest rate	Fixed interest payment	0.18260%	0.13110%	0.08050%	0.07980%	0.07980%
	Variable interest receipt	Japanese Bankers Association Japanese Yen TIBOR for 3 months				
4. Contract start date		February 26, 2016				
5. Contract end date		March 31, 2026	March 31, 2025	March 29, 2024	March 29, 2024	March 29, 2024
6. Interest repayment date		Fixed interest payment and variable receipt are due on the end of June, September, December and March of every year and on the principal repayment date (if any of such dates is not a business day, the immediately preceding business day). The first payment date is March 31, 2016.				

*The variable interest rate will be fixed at 0.53260% for Loan 1, 0.43110% for Loan 2, 0.30550% for Loan 3, 0.30480% for Loan 4 and 0.30480% for Loan 5 with the interest rate swap agreements.

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.