

Notice Concerning Debt Financing (Determination of Interest Rate)

Regarding new debt financing which was announced in the news release titled “Notice Concerning Debt Financing (Refinancing)” dated December 9, 2016, Japan Retail Fund Investment Corporation (“JRF”) announced today the applicable interest rate for the new loans has been determined as follows.

Lender		Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Debt 1	The Chugoku Bank, Ltd.	¥ 3 billion	10 years	Fixed	0.66400%	December 21, 2016	Unsecured and unguaranteed, lump sum repayment	December 30, 2026
Debt 2	Resona Bank, Ltd.	¥ 2 billion	10 years	Fixed	0.63554%	December 21, 2016		December 30, 2026

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 news release as well as JRF and Mitsubishi Corp.-UBS Realty Inc., its Asset Manager, please feel free to contact:

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