

Japan Retail Fund Investment Corporation Completes the Acquisition of 1 Property in Japan
(G-Bldg. Midosuji 01)

Japan Retail Fund Investment Corporation (“JRF”) announced today the completion of its acquisition of G-Bldg. Midosuji 01, following the completion of its acquisition of G-Bldg. Shinsaibashi 03 (Bldg. B main building), a 20% quasi-co-ownership interest of trust beneficiary right in MARINE & WALK YOKOHAMA and G-Bldg. Naha-shintoshin 01, out of the 4 properties announced in the press release titled “Japan Retail Fund Investment Corporation to Acquire 4 Properties in Japan” dated February 27, 2017, as outlined below.

1. Acquired property

Property name	Location	Type of asset	Acquisition price (¥ million)	Acquisition date
G-Bldg. Midosuji 01 ^(Note)	Chuo-ku, Osaka-shi, Osaka	Trust beneficiary right in real estate	9,975	March 31, 2017
Total	1 Property		9,975	

(Note) Name to be used for management purposes; the property is currently named HHK Midosuji Building.

2. Anticipated properties

Property name	Location	Type of asset	Anticipated acquisition price (¥ million)	Anticipated acquisition date
G-Bldg. Shinsaibashi 03 (Bldg. B) (G-Bldg. Shinsaibashi 03 (Bldg. B land with leasehold interest))	Chuo-ku, Osaka-shi, Osaka	Trust beneficiary right in real estate	400	by December 29, 2017
MARINE & WALK YOKOHAMA (80% quasi-co-ownership interest)	Naka-ku, Yokohama-shi, Kanagawa	Trust beneficiary right in real estate	9,040	May 1, 2017
Total	2 Properties		9,440	

(Reference) Acquired properties before acquisition described herein

Property name	Location	Type of asset	Acquisition price (¥ million)	Acquisition date
G-Bldg. Shinsaibashi 03 (Bldg. B) (G-Bldg. Shinsaibashi 03 (Bldg. B main building))	Chuo-ku, Osaka-shi, Osaka	Trust beneficiary right in real estate	7,800	March 17, 2017
MARINE & WALK YOKOHAMA (20% quasi-co-ownership interest)	Naka-ku, Yokohama-shi, Kanagawa	Trust beneficiary right in real estate	2,260	March 24, 2017
G-Bldg. Naha-shintoshin 01	Naha-shi, Okinawa	Trust beneficiary right in real estate	5,650	March 17, 2017
Total	3 Properties		15,710	

*Please refer to the press releases titled “Japan Retail Fund Investment Corporation Completes the Acquisition of 2 Properties in Japan (G-Bldg. Shinsaibashi 03 (Bldg. B main building) and G-Bldg. Naha-shintoshin 01)” dated March 17, 2017 and “Japan Retail Fund Investment Corporation Completes the Partial Acquisition of 1 Property in Japan (20% quasi-co-ownership interest in MARINE & WALK YOKOHAMA)” dated March 24, 2017.

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