

**Notice Concerning Cancellation of Lease at KAWASAKI Le FRONT**

Japan Retail Fund Investment Corporation (“JRF”) hereby announces that it received a notice of cancellation of lease, dated today, from a tenant of KAWASAKI Le FRONT (located in Kawasaki-shi, Kanagawa; the “Property”), one of JRF’s assets under management.

**1. Summary of the Tenant Change (Cancellation)**

(1) Name of tenant:	Marui Co., Ltd.
(2) Name of property occupied:	KAWASAKI Le FRONT
(3) Leased area:	Not disclosed <sup>(Note 1)</sup>
(4) Leased area subject to cancellation:	Entire leased area
(5) Percentage of the tenant’s rent to the Property’s total rental income:	19.7% <sup>(Note 2)</sup>
(6) Percentage of the tenant’s rent to JRF’s total rental income:	1.1% <sup>(Note 2)</sup>
(7) Scheduled cancellation date:	April 24, 2018

(Note 1) The tenant’s consent has not been obtained, so this information is not disclosed.

(Note 2) Percentages accounted for by expected annual rent in the February 2017 (30th) fiscal period.

**2. Forecasts of Operating Results**

The scheduled date of cancellation by the tenant is April 24, 2018, and accordingly, there will not be any impact on, or revision of, JRF’s forecasts of operating results for the August 2017 (31st) fiscal period (March 1, 2017 to August 31, 2017) and February 2018 (32nd) fiscal period (September 1, 2017 to February 28, 2018).

**3. Future Developments**

The Property is located in front of the JR Kawasaki Station, which is one of Japan’s busiest stations in terms of the number of passengers. This is a strong locational advantage with a high local population that is expected to grow even further in the future.

On the occasion of vacation by Marui Co., Ltd., a core tenant of the Property, JRF will use its SC management capabilities and is considering renovating the Property by updating the environment within the facility and the MD structure. At the time of renovation, JRF will seek to establish the Property’s positioning within the Kawasaki region while making use of its strong locational advantage and keeping in mind its distinctions from neighboring facilities.

The renovation schedule and details will be announced once they are decided.

\* See the following page for conceptual pictures showing possible examples of the renovated Property.

[Location]



[Floor Plan of the Property]

RF	Sports Facility	
10F		
9F	Specialty Stores	
8F		
7F	The Area Occupied by the Tenant	
6F		
5F		
4F		Marui
3F		Yodobashi
2F	Camera	
1F		
B1		
B2	Parking Area	

[Pictures of renovation]

(Note) The renovation project is currently in the verification stage, and substantial changes from these pictures may be made.



**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:

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