

November 27, 2017

To all concerned parties:

Investment Corporation

**Japan Retail Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

URL: <http://www.jrf-reit.com/english/>

Asset Management Company

**Mitsubishi Corp.-UBS Realty Inc.**

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Notice Concerning Acquisition of Trust Beneficiary Right in the Real Estate in Japan  
(G-Bldg. Midosuji 02) (Determination of Acquisition Funds)

Mitsubishi Corp.-UBS Realty Inc., the asset manager of Japan Retail Fund Investment Corporation, announced today the undetermined acquisition funds of the property mentioned in the press release titled "Notice Concerning Acquisition of a Trust Beneficiary Right in the Real Estate in Japan (G-Bldg. Midosuji 02)" dated November 21, 2017 has been determined as follows.

The decided portions have been underlined.

Page 1, "1. Overview of acquisition"

[Before]

9) Acquisition funds (scheduled)	<u>Undetermined</u> <sup>(Note 3)</sup>
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(Note 3) The acquisition funds are currently undetermined. Notification will be given once determined.

[After]

9) Acquisition funds (scheduled)	<u>Cash on hand and debt</u>
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Page 7, "7. Matters Concerning Forward Commitment"

[Before]

Under the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators", the acquisition of the Property is considered to be a "forward commitment, etc." <sup>(Note 1)</sup> by an investment corporation.

The acquisition funds are currently undetermined <sup>(Note 2)</sup>. If JRF violates the terms of the purchase agreement, JRF will pay a fine of up to 7.5 million yen to compensate for damages to the seller within the scope of causation that occurred as a result of the breach of terms.

(Note 1) Forward commitment is defined as "a postdated sales and purchase agreement which provides for the delivery and settlement to take place one month or more from the effective date of the agreement or any other related agreements."

(Note 2) The acquisition funds are currently undetermined. Notification will be given once determined.

[After]

Under the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators", the acquisition of the Property is considered to be a "forward commitment, etc. <sup>(Note)</sup>" by an investment corporation.

The acquisition funds are cash on hand and debt. If JRF violates the terms of the purchase agreement, JRF will pay a fine of up to 7.5 million yen to compensate for damages to the seller within the scope of causation that occurred as a result of the breach of terms.

(Note) Forward commitment is defined as "a postdated sales and purchase agreement which provides for the delivery and settlement to take place one month or more from the effective date of the agreement or any other related agreements."

Please see the press release titled "Notice Concerning Debt Financing (New Debt Financing)" dated today.

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