

January 30, 2019

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.**

Representative: Katsuhisa Sakai, President & CEO

Inquiries: Keita Araki, Head of Retail Division

TEL: +81-3-5293-7081

Notice Concerning Change of Scheduled Acquisition Date  
of a Trust Beneficiary Right in the Real Estate in Japan (m-city Kashiwa)

Japan Retail Fund Investment Corporation (“JRF”) announced today that Mitsubishi Corp. – UBS Realty Inc., JRF’s asset manager, determined to change the scheduled acquisition date of a trust beneficiary right in the real estate of m-city Kashiwa (the “Property”), which was previously announced in the news released titled “Notice Concerning Acquisition of a Trust Beneficiary Right in the Real Estate in Japan (m-city Kashiwa)” dated August 28, 2018, as outlined below.

1. Change of the Scheduled Acquisition Date

Scheduled acquisition date: [After] March 20, 2019 or March 29, 2019

[Before] February 1, 2019

2. Reasons for Change of the Scheduled Acquisition Date

Issues concerning the Property's compliance with the Fire Service Act and other Acts were found after the signing of the purchase agreement on August 30, 2018. They are to be remedied, with the seller or the tenants taking responsibility and bearing cost, and JRF has reached an agreement with the seller regarding acquisition of the Property after remedy of the issues. However, as it will take time to remedy the said issues, JRF has determined to change the scheduled acquisition date.

(Note) Should the remedy of the said issues not be completed by the new scheduled acquisition date, the date may be changed again.

3. Future Outlook

There will be minimal impact on our operating results for the February 2019 fiscal period (from September 1, 2018 to February 28, 2019) and August 2019 fiscal period (from March 1, 2019 to August 31, 2019); thus, we have made no revision to our forecasts.