

June 19, 2019

To all concerned parties:

Investment Corporation

Japan Retail Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Asset Management Company

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Notice Concerning Change of Scheduled Acquisition Date
of Trust Beneficiary Right in Real Estate in Japan (G-Bldg. Jingumae 09)

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 trust beneficiary right in real estate of G-Bldg. Jingumae 09 (the “Property”), which were announced in the news releases titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (G-Bldg. Jingumae)” dated May 29, 2019, as outlined below.

1. Change of the Scheduled Acquisition Date

Scheduled acquisition date:

[After] July 9, 2019, or on a date agreed upon by the seller and JRF no later than
September 30, 2019 ^(Note)

(Note) It will be announced once determined.

[Before] July 1, 2019

2. Reasons for Change of the Scheduled Acquisition Date

As announced in Special notes in the news releases titled “Notice Concerning Acquisition of Trust Beneficiary Right in Real Estate in Japan (G-Bldg. Jingumae)” dated May 29, 2019, issues concerning the Property's compliance with the Fire Service Act and other Acts 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 August 2019 fiscal period (from March 1, 2019 to August 31, 2019) and February 2020 fiscal period (from September 1, 2019 to February 29, 2020); thus, we have made no revision to our forecasts.