

September 28, 2020

To all concerned parties:

Investment Corporation

Japan Retail Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

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

Asset Management Company

Mitsubishi Corp.-UBS Realty Inc.

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Notice Concerning Debt Financing (Determination of Interest Rate)

Japan Retail Fund Investment Corporation announced today the applicable interest rate for the new loans which had not been determined at the time of press release titled “Notice Concerning Debt Financing (Refinancing)” released on September 25, 2020.

- Determination of Interest Rate

Lender	Loan Amount	Loan Term	Interest Rate		Anticipated Borrowing Date	Method of Borrowing, Repayment of Principal	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	¥ 2,000 million	7 years	Fixed	0.212 %	September 30, 2020	Unsecured and unguaranteed, lump sum repayment	September 30, 2027
Sumitomo Mitsui Banking Corporation	¥ 2,000 million	8 years	Fixed	0.236 %			September 29, 2028
MUFG Bank, Ltd.	¥ 2,000 Million	10 years	Fixed	0.370 %			September 30, 2030
Mizuho Bank, Ltd.	¥ 2,000 Million	10 years	Fixed	0.379 %			September 30, 2030
Mizuho Trust & Banking Co., Ltd.	¥ 1,500 million	10 years	Fixed	0.379 %			September 30, 2030
Shinkin Central Bank	¥ 1,500 million	10 years	Fixed	0.379 %			September 30, 2030