

September 30, 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.**

Representative: Katsuji Okamoto, President &amp; CEO

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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 |         | Borrowing Date  | Method of Borrowing, Repayment of Principal    | Repayment Date     |
|-------------------------------------|-----------------|-----------|---------------|---------|-----------------|--|--------------------|
| MUFG Bank, Ltd.                     | ¥ 2,250 million | 7 years   | Fixed         | 0.210 % | October 2, 2020 | Unsecured and unguaranteed, lump sum repayment | September 30, 2027 |
| Sumitomo Mitsui Trust Bank, Limited | ¥ 800 million   | 7 years   | Fixed         | 0.213 % |                 |  | September 30, 2027 |
| Sumitomo Mitsui Banking Corporation | ¥ 2,000 million | 8 years   | Fixed         | 0.234 % |                 |  | September 29, 2028 |