

Japan Retail Fund Investment Corporation (Tokyo Stock Exchange Company Code: 8953)

News Release – March 23, 2006

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**Japan Retail Fund Investment Corporation to Acquire Higashi-Totsuka Aurora City in  
Yokohama City, Kanagawa Prefecture**

Japan Retail Fund Investment Corporation (TSE: 8953) announced today the planned acquisition of Higashi-Totsuka Aurora City for 50.5 billion yen, targeted to close on March 24, 2006. The property, which opened in September 1999, is a complex of three connected buildings anchored by Seibu and Daiei. Building I (Seibu Department Store and Aurora Mall) has eight floors above ground and two basement floors, Building II (the Aurora Mall Annex) has six floors above ground and one basement floor, and Building III (Daiei) has four floors above ground and three basement floors. The property has a total parking capacity of approximately 1,600 automobiles and a total floor space of approximately 152,000 square meters. The central Aurora Mall Annex is connected on multiple levels to each of the other buildings. The property can be reached via pedestrian overpass from a major train station, Higashi-Totsuka Station.

According to Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund, “Higashi-Totsuka Aurora City in Yokohama City, Kanagawa Prefecture, fits well into our acquisition strategy. The property’s long-term lease contract with a 13-year term remaining is anticipated to generate a stable and attractive income stream for our investors.” A population of approximately 780,000 resides within five kilometers of the property. The property is also located near a number of major highways and national roads that bring in significant customer traffic.

Seibu Department Stores, Ltd., a unit of the holding company Millenium Retailing, Inc., operates 18 department stores throughout Japan. Daiei, Inc., listed on the Tokyo Stock Exchange, operates more than 200 general merchandise stores, supermarkets, discount stores and department stores throughout Japan. The Daiei-operated building of the subject property was ranked fourth among all Daiei stores in terms of total sales in fiscal year 2003. In addition to the anchors, the property includes specialty stores such as apparel stores, fashion stores, amusement facilities, book stores, a sporting-goods store and restaurants.

The acquisition will be financed through bank borrowings.

Property Information Summary:

Property name	Higashi-Totsuka Aurora City
Location	537-1, Shinanocho, Totsuka-ku, Yokohama City, Kanagawa
Land size	Building I: 12,693.70 m <sup>2</sup> Building II: 4,297.50 m <sup>2</sup> Building III: 12,796.41 m <sup>2</sup>
Total floor space	Building I: 78,513.08 m <sup>2</sup> Building II: 18,606.71 m <sup>2</sup> Building III: 53,564.47 m <sup>2</sup>
Building summary	Building I: eight floors above ground and two basement floors Building II: six floors above ground and one basement floor Building III: four floors above ground and three basement floors
Major tenants	Seibu, Daiei

About JRF: Japan Retail Fund Investment Corporation ("JRF") is the third listed Japanese Real Estate Investment Trust and the first J-REIT to focus exclusively on retail properties. As of the date of this release, JRF owns 34 properties containing approximately 1.5 million square meters of leasable space, including one property where the land is owned by JRF and leased to a third party. Please refer to our website at <http://www.jrf-reit.com/english/index.html> for further details.

Investor Relations: For further information relating to this press release as well as the Fund and its Asset Manager, please feel free to contact Mr. Shunichi Minami (Telephone Number: 81-3-5293-7081), Senior Executive Officer at Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund.