

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

News Release – February 27, 2007

**Japan Retail Fund Investment Corporation to Acquire ESPA Kawasaki Annex
in Kawasaki City, Kanagawa Prefecture**

Japan Retail Fund Investment Corporation (TSE: 8953) announced today the planned acquisition of ESPA Kawasaki Annex in Kawasaki City, Kanagawa Prefecture, for 5.6 billion yen. The acquisition is targeted to close on March 1, 2007. The property is adjacent to ESPA Kawasaki, a property currently owned by JRF.

According to Yuichi Hiromoto, President and Chief Executive Officer of Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund, “We believe that this acquisition will generate attractive returns for our investors. In addition, because the property is adjacent to ESPA Kawasaki, a 51,000 square meter property that we acquired in March 2002, there may be opportunities for renovation in the future.”

ESPA Kawasaki Annex is comprised of two buildings with total floor space of approximately 11,900 square meters, and also includes a parcel of vacant land currently used for parking. The two-story retail building has approximately 8,700 square meters of floor space and is leased by Sports DEPO, a sporting goods retailer, and two restaurants. The seven-story office building has approximately 3,200 square meters of floor space.

Property Information Summary:

Property name	ESPA Kawasaki Annex
Location	Odasakae, Kawasaki-ku, Kawasaki, Kanagawa Prefecture
Land size	17,500.97m ²
Total floor space	Retail: 8,685.83 m ² Office: 3,236.25 m ²
Building summary	Retail: two floors above ground Office: seven floors above ground
Major tenant	Sports DEPO

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 41 properties containing approximately 2.1 million square meters of leasable space. 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: 81-3-5293-7041), Senior Executive Officer at Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund.