

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

News Release – June 26, 2009

Notice Concerning Debt Financing (Determination of Interest Rate)

Japan Retail Fund Investment Corporation (TSE: 8953) announced today the applicable interest rates on its debt, as outlined below.

Lender	Amount Outstanding	Interest Rate (Note 1)	Applicable Term	Borrowing Date	Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	13,000 (millions of yen)	0.71745%	July 1, 2009~ August 28, 2009	August 29, 2008	August 28, 2009
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					
Mizuho Corporate Bank, Ltd.	1,000 (millions of yen)	0.70390%	July 1, 2009~ August 28, 2009	August 29, 2008	August 28, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	10,075 (millions of yen)	0.74410%	July 1, 2009~ September 4, 2009	September 4, 2008	September 4, 2009
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					
Sumitomo Mitsui Banking Corporation	7,470 (millions of yen)	0.91410%	July 1, 2009~ September 4, 2009	September 4, 2008	September 4, 2009
The Bank of Fukuoka, Ltd.	3,000 (millions of yen)	0.84491%	July 1, 2009~ September 18, 2009	June 19, 2009	September 18, 2009
The Chugoku Bank, Ltd.	2,800 (millions of yen)	1.01182%	July 1, 2009~ September 30, 2009	March 31, 2009	September 30, 2009
Mizuho Corporate Bank, Ltd.	5,000 (millions of yen)	0.83182%	July 1, 2009~ September 30, 2009	October 17, 2008	October 16, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	8,000 (millions of yen)	0.91182%	July 1, 2009~ September 30, 2009	October 31, 2008	October 30, 2009
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					
Sumitomo Mitsui Banking Corporation	2,530 (millions of yen)	1.01182%	July 1, 2009~ September 30, 2009	November 28, 2008	November 27, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	25,000 (millions of yen)	0.83455% (Note 2)	July 1, 2009~ July 31, 2009	December 24, 2008	December 24, 2009 (Note 4)
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					
Mizuho Corporate Bank, Ltd.	2,000 (millions of yen)	1.21182%	July 1, 2009~ September 30, 2009	March 3, 2009	March 3, 2010

The Bank of Tokyo-Mitsubishi UFJ, Ltd.	16,000 (millions of yen)	1.11182%	July 1, 2009~ September 30, 2009	March 31, 2009	March 31, 2010
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	23,000 (millions of yen)	1.11182%	July 1, 2009~ September 30, 2009	May 1, 2009	April 30, 2010
Mitsubishi UFJ Trust and Banking Corporation					
The Sumitomo Trust & Banking Co., Ltd.					
The Chugoku Bank, Ltd.	2,200 (millions of yen)	1.01182%	July 1, 2009~ September 30, 2009	June 19, 2009	June 18, 2010
The Shinkumi Federation Bank	4,000 (millions of yen)	1.11182%	June 30, 2009~ September 29, 2009	September 30, 2008	September 30, 2010
Mitsui Sumitomo Insurance Co., Ltd.					
Mizuho Corporate Bank, Ltd.	4,000 (millions of yen)	1.16182%	June 30, 2009~ September 29, 2009	September 30, 2008	September 30, 2011
Saitama Resona Bank, Limited					
Aozora Bank, Ltd.	7,400 (millions of yen)	1.26182%	July 1, 2009~ September 30, 2009	August 29, 2008	August 29, 2013
Development Bank of Japan Inc.	3,000 (millions of yen)	1.26182%	June 30, 2009~ September 29, 2009	September 30, 2008	September 30, 2013
Development Bank of Japan Inc.	4,950 (millions of yen)	1.51182%	June 30, 2009~ September 29, 2009	March 30, 2009	March 30, 2014 (Note 3)

(Note 1) Interest rates for the period commencing October 1, 2009 will be determined on September 28, 2009.

(Note 2) Interest rates for the period commencing August 1, 2009 will be determined on July 29, 2009.

(Note 3) JRF will repay 50 million yen of principal at the payment date, and the first payment day will come on June 30, 2009. On March 30, 2014, which is the last payment date, JRF will repay 4,050 million yen.

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 50 properties containing approximately 2.5 million square meters of leasable space. Please refer to our website at <http://www.jrf-reit.com/english/index.html> for further details.

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