

Japan Retail Fund Investment Corporation (Tokyo Stock Exchange Company Code: 8953) News Release
March 9, 2010

JRF Notice Regarding Handling of Fractional Investment Units that Arise due to the Merger

Japan Retail Fund Investment Corporation (TSE: 8953) announced that with the merger (hereinafter referred to as the “Merger”) that came into effect on March 1, 2010 between LaSalle Japan REIT Inc. (hereinafter, “LJR”), investors of LJR were allotted 1.18 units of JRF for every 1 unit of LJR, which some fractional units less than 1 have arisen among the investment units to be granted. JRF will handle these fractional investment units by selling them in transactions on the market, based on the provisions of the law, and grant the proceeds from those sales to the investors holding fractional investment units according to the size of such fractional units.

JRF will let the relevant investors know the amount of proceeds, the method of granting investors such proceeds and other details in a separate letter, and begin making such payments around the middle of May 2010.

(For your reference)

Allotment of investment units

Because of the Merger, 1.18 JRF units are allotted to every 1 unit of LJR. The reference date for this allotment is Sunday, February 28, 2010. However, that day falls on a holiday of the administrator of the investor registry; hence the substantive reference date is Friday, February 26, 2010. Those investors who were registered on the LJR investment registry as of the reference date (that is, investors who hold LJR investment units on the last trading day cum rights of February 23, 2010), will have the right to receive an allotted amount in connection with the Merger. As a result of the split of JRF investment units conducted on March 1, 2010 and the Merger, the number of total investment units outstanding of JRF will be 1,688,198 of which some that correspond to fractional investment units will be sold on the market.

Method for calculating allotted investment units

(Calculation formula:

Number of LJR investment units held × 1.18 = Number of JRF investment units held after the merger and split)

- In the case where an investor holds 1 unit of LJR as of the reference date:
Such investor will hold 1.18 units of the Investment Corporation’s investment units on or after March 1, 2010.
- Of this, 0.18 units are fractional and so the investor will be paid a sum for this fractional investment unit.
- In the case where an investor holds 100 units of LJR as of the reference date:
Such investor will hold 118 units of the Investment Corporation’s investment units on or after March 1, 2010.
- In this case, as there are no fractional units, the Corporation will take no procedures for selling fractional investment units.

If investors hold LJR investment units in accounts at multiple securities companies, the fractional investment units will be processed according to the total of such units. If the number of units, arrived at by summing the fractional investment units held in the accounts of such securities companies, totals 1 unit or more, that 1 unit will be allocated to the securities company account holding the largest number of LJR units by “JASDEC” (Japan Securities Depository Center, Inc.), and the remaining fractional units will be treated as a fractional investment unit.

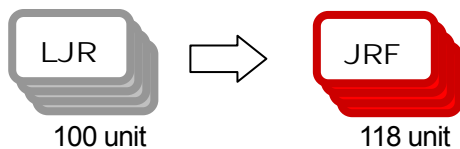
(Reference) Method for calculating allotted investment units

- In the case where an investor holds 1 unit of LJR as of the reference date:



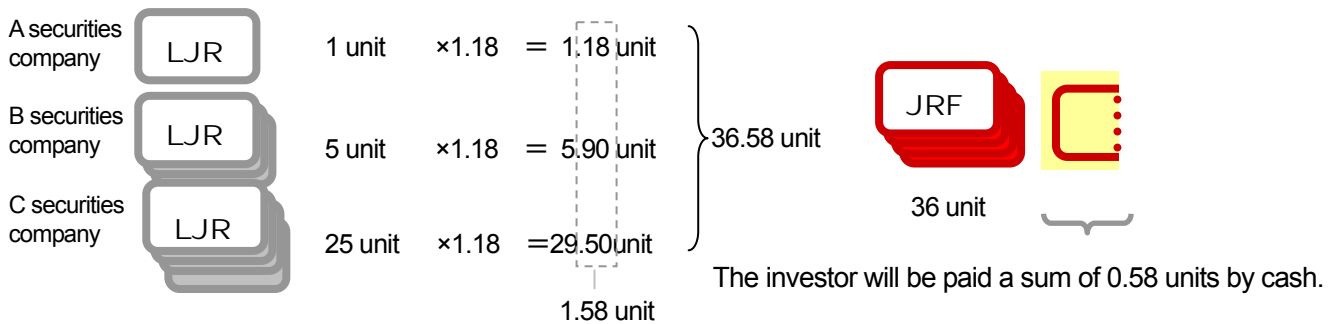
→Such investor will hold 1.18 units of the Investment Corporation's investment units on or after March 1, 2010. Of this, 0.18 units are fractional and so the investor will be paid a sum for this fractional investment unit.

- In the case where an investor holds 100 units of LJR as of the reference date:



→Such investor will hold 118 units of the Investment Corporation's investment units on or after March 1, 2010.
 - In this case, as there are no fractional units, the Corporation will take no procedures for selling fractional investment units.

- In the case where investors hold a total of 31 units of LJR in accounts at multiple securities companies



→On or after March 1, 2010
 The investor will hold 36.58 units of JRF's investment units.
 - Of this, 0.58 units are fractional and so the Corporation will pay a sum for this fractional investment unit. In the meantime, there are a total of 1.58 fractional investment units held in various securities companies, of which 1 unit will be allocated C Securities Company (the account with the largest number of units) by "JASDEC" (Japan Securities Depository Center, Inc.).

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 71 properties containing approximately 2.8 million square meters of leasable space. Please refer to our website at <http://www.jrf-reit.com/english/index.html> for further details.

Contacts: For further information relating to this press release as well as the Fund and its Asset Manager, please feel free to contact Mr. Fuminori Imanishi (Telephone Number: 81-3-5293-7080), Head of Retail Division at Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund.

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