

Japan Retail Fund Investment Corporation (Tokyo Stock Exchange Company Code: 8953) News Release  
April 13, 2010

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**JRF announced Fiscal Period Results of LaSalle Japan REIT Inc. (entity absorbed in the merger)**

JRF completed the merger with LaSalle Japan REIT Inc. on March 1, 2010 and we announced today the Summary of Financial Results for the four months ended February 28, 2010 of LaSalle Japan REIT Inc. which was the absorbed entity in the merger, as the noted in attachment.

[Attachment]

(Reference) LaSalle Japan REIT Inc. (Absorbed by Japan Retail Fund Investment Corporation) Summary of Financial Results for the four months ended February 28, 2010

**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 77 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.

**Investor Relations:** Telephone Number: 81-3-5293-7081

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*This translation is for informational purposes only, and the Japanese language release should be referred to as the original.*

**(Reference) LaSalle Japan REIT Inc.**

(Absorbed by Japan Retail Fund Investment Corporation)

**SUMMARY OF FINANCIAL RESULTS  
FOR THE FOUR MONTHS ENDED FEBRUARY 28, 2010**

April 13, 2010

Name of issuer: Japan Retail Fund Investment Corporation ("JRF")  
(LaSalle Japan REIT Inc. ("LJR") has dissolved by the absorption-type merger with JRF on March 1, 2010)

Stock exchange listing: Tokyo Stock Exchange

Securities code: 8953

Website: <http://www.jrf-reit.com>

Representative of the Investment Corporation: Yorishige Kondo, Executive Director

Name of asset manager: Mitsubishi Corp.-UBS Realty Inc.

Representative of the asset manager: Takuya Kuga, President & CEO

Contact: Fuminori Imanishi, Head of Retail Division  
Tel: (03)5293-7081

Scheduled date for merger cash distribution payment: May 20, 2010

(Amounts of less than one million yen are rounded down)

**1. Financial results for the four months ended February 28, 2010 (November 1, 2009 to February 28, 2010)**

(1) Operating results

(Percentages show period-on-period changes)

	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
For the four months ended February 28, 2010	2,419	-	1,221	-	92	-	86	-
For the six months ended October 31, 2009	3,757	0.5	1,953	0.2	818	-17.7	817	-17.7

Note: The fiscal period of LJR begun on November 1, 2009 was for four months ended February 28, 2010 (the day before the merger with JRF on March 1, 2010). Period-on-period changes for the four months ended February

28, 2010 are omitted due to incomparability with the six months ended October 31, 2009.

	Net income per unit	Return on unitholders' equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
	Yen	%	%	%
For the four months ended February 28, 2010	718	0.2	0.1	3.8
For the six months ended October 31, 2009	6,780	1.5	0.6	21.8

### (2) Distributions (merger cash distributions for the four months ended February 28, 2010)

	Distributions (excluding distributions in excess of profit)		Distributions in excess of profit		Payout ratio	Ratio of distributions to net assets
	Per unit	Total	Per unit	Total		
	Yen	Millions of yen	Yen	Millions of yen	%	%
For the four months ended February 28, 2010	718	86	0	-	99.9	0.2
For the six months ended October 31, 2009	6,781	817	0	-	100.0	1.5

Note: The payout ratio is rounded down the nearest first decimal place.

### (3) Financial position

	Total assets	Net assets	Ratio of net assets to total assets	Net asset value per unit
As of	Millions of yen	Millions of yen	%	Yen
February 28, 2010	127,631	53,311	41.8	442,420
October 31, 2009	128,464	54,042	42.1	448,486

### (4) Cash flows

	Net cash provided by (used in)			Cash and cash equivalents at end of period
	Operating activities	Investing activities	Financing activities	
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
For the four months ended February 28, 2010	629	(100)	(912)	8,962
For the six months ended October 31, 2009	1,480	(214)	(1,685)	9,346

## 2. Others

(1) Changes in accounting policies, procedures and presentation methods for preparing financial information

Changes due to accounting standards revision: None

Changes due to other reasons: None

(2) Number of units issued

Number of units issued at end of period (including treasury units):

As of February 28, 2010 120,500 units

As of October 31, 2009 120,500 units

Number of treasury units at end of period:

As of February 28, 2010 0 unit

As of October 31, 2009 0 unit