



Fourteenth Fiscal Period Results
(September 1, 2008 – February 28, 2009)

JAPAN RETAIL FUND INVESTMENT CORPORATION
BALANCE SHEETS
As of August 31, 2008 and February 28, 2009

| | <u>August 31, 2008</u> <u>(JPY in Millions)</u> | <u>February 28, 2009</u> <u>(JPY in Millions)</u> |
|---|--|--|
| ASSETS | | |
| Current assets: | | |
| Cash and cash equivalents | 18,722 | 19,303 |
| Rental receivables | 888 | 923 |
| Consumption tax refundable | 491 | - |
| Prepaid expenses and other assets | 568 | 525 |
| Total current assets | 20,669 | 20,751 |
| Non-current assets: | | |
| Property and equipment, at cost: | | |
| Land | 327,241 | 322,180 |
| Buildings | 239,371 | 237,220 |
| Building improvements | 11,971 | 11,924 |
| Machinery and equipment | 4,443 | 4,585 |
| | 583,026 | 575,908 |
| Less: Accumulated depreciation | (27,445) | (31,388) |
| Net property and equipment | 555,580 | 544,520 |
| Other assets: | | |
| Leasehold rights | 8,965 | 8,951 |
| Other intangible assets | 159 | 150 |
| Lease deposits | 3,350 | 3,336 |
| Long-term prepaid expenses | 146 | 217 |
| Bonds issuance costs | 192 | 171 |
| Other | 569 | 581 |
| Total other assets | 13,381 | 13,404 |
| TOTAL ASSETS | 589,630 | 578,675 |

Note: The sum may not equal the total due to rounding.

JAPAN RETAIL FUND INVESTMENT CORPORATION
BALANCE SHEETS
As of August 31, 2008 and February 28, 2009

| | <u>August 31, 2008</u> <u>(JPY in Millions)</u> | <u>February 28, 2009</u> <u>(JPY in Millions)</u> |
|---|--|--|
| LIABILITIES AND NET ASSETS | | |
| Current liabilities: | | |
| Short-term borrowings | 108,100 | 119,275 |
| Current portion of long-term borrowings | 5,000 | 5,000 |
| Short-term bonds issued | 24,986 | - |
| Current portion of long-term bonds issued | - | 20,000 |
| Current amount of tenant leasehold and security deposits | 4,923 | 4,240 |
| Rent received in advance | 1,695 | 1,681 |
| Accrued expenses and other current liabilities | 3,165 | 3,945 |
| Total current liabilities | <u>147,869</u> | <u>154,141</u> |
| Non-current liabilities: | | |
| Long-term bonds issued | 100,000 | 80,000 |
| Long-term borrowings | 7,400 | 18,400 |
| Tenant leasehold and security deposits | 77,515 | 69,549 |
| Other non-current liabilities | 0 | 0 |
| Total non-current liabilities | <u>184,916</u> | <u>167,949</u> |
| TOTAL LIABILITIES | <u>332,785</u> | <u>322,090</u> |
| NET ASSETS | | |
| Unitholders' capital, 2,000,000 units authorized 386,502 units (as of August 31, 2008 and February 28, 2009) issued and outstanding | 250,764 | 250,764 |
| Retained earnings | 6,081 | 5,821 |
| TOTAL NET ASSETS | <u>256,845</u> | <u>256,585</u> |
| TOTAL LIABILITIES AND NET ASSETS | <u>589,630</u> | <u>578,675</u> |

Note: The sum may not equal the total due to rounding.

JAPAN RETAIL FUND INVESTMENT CORPORATION
STATEMENTS OF INCOME AND RETAINED EARNINGS
For the Six Months Ended
August 31, 2008 and February 28, 2009

| | <u>March 1, 2008 to</u> <u>August 31, 2008</u> <u>(JPY in Millions)</u> | <u>September 1, 2008 to</u> <u>February 28, 2009</u> <u>(JPY in Millions)</u> |
|--------------------------------------|---|---|
| Operating revenues | | |
| Rental revenues | 20,254 | 20,360 |
| Gain on sales of property | - | 87 |
| | <u>20,254</u> | <u>20,447</u> |
| Operating expenses | | |
| Rental expenses | 10,344 | 10,442 |
| Asset management fees | 1,784 | 1,738 |
| Custodian fees | 83 | 86 |
| General administration fees | 139 | 145 |
| Other | 126 | 151 |
| | <u>12,476</u> | <u>12,563</u> |
| Operating income | <u>7,778</u> | <u>7,884</u> |
| Non-operating revenues | | |
| Non-operating revenues | 30 | 15 |
| Non-operating expenses | | |
| Interest expense | 1,608 | 1,671 |
| Amortization of bonds issuance costs | 33 | 23 |
| Other non-operating expenses | 71 | 163 |
| | <u>1,713</u> | <u>1,858</u> |
| Recurring profit | <u>6,095</u> | <u>6,041</u> |
| Extraordinary loss | | |
| Litigation settlement | - | 205 |
| Income before income taxes | <u>6,095</u> | <u>5,836</u> |
| Income taxes | 14 | 15 |
| Net income | <u>6,081</u> | <u>5,820</u> |

Note: The sum may not equal the total due to rounding.

JAPAN RETAIL FUND INVESTMENT CORPORATION
STATEMENTS OF CASH FLOWS
For the Six Months Ended
August 31, 2008 and February 28, 2009

| | <u>March 1, 2008 to</u> <u>August 31, 2008</u> <u>(JPY in Millions)</u> | <u>September 1, 2008 to</u> <u>February 28, 2009</u> <u>(JPY in Millions)</u> |
|--|---|---|
| Cash Flows from Operating Activities: | | |
| Income before income taxes | 6,095 | 5,836 |
| Adjustments to reconcile income before income taxes to net cash provided by operating activities: | | |
| Depreciation | 4,758 | 4,848 |
| Amortization of bonds issuance costs | 33 | 23 |
| Gain on sales of property | - | (87) |
| Loss on disposal of fixed assets | 169 | 0 |
| Interest expense | 1,608 | 1,671 |
| Litigation settlement | - | 205 |
| Changes in assets and liabilities | | |
| Decrease in Consumption tax refundable | 717 | 491 |
| Increase in Consumption tax payable | - | 876 |
| Increase (decrease) in Accounts payable | (42) | 20 |
| Increase (decrease) in Rent received in advance | 89 | (20) |
| Increase (decrease) in Accrued expenses and other liabilities | 515 | (313) |
| Other-net | (1,761) | (1,845) |
| Net cash provided by operating activities | <u>12,183</u> | <u>11,705</u> |
| Cash Flows from Investing Activities: | | |
| Purchases of property and equipment | (43,579) | (1,448) |
| Proceed from sales of property and equipment | - | 7,740 |
| Proceeds from (payment of) tenant leasehold and security deposits | (515) | (8,436) |
| Proceeds from (payment of) deposits and others | 9 | 2 |
| Net cash used in investing activities | <u>(44,086)</u> | <u>(2,141)</u> |
| Cash Flows from Financing Activities: | | |
| Proceeds from short-term bonds issued | 49,882 | 24,923 |
| Repayments of short-term bonds issued | (50,000) | (50,000) |
| Proceeds from short-term borrowings | 42,000 | 25,000 |
| Repayments of short-term borrowings | (7,000) | (13,825) |
| Proceeds from long-term borrowings | 7,400 | 11,000 |
| Distribution payments | (6,132) | (6,080) |
| Net cash provided by (used in) financing activities | <u>36,150</u> | <u>(8,982)</u> |
| Net change in cash and cash equivalents | <u>4,248</u> | <u>581</u> |
| Cash and cash equivalents at beginning of period | <u>14,474</u> | <u>18,722</u> |
| Cash and cash equivalents at end of period | <u><u>18,722</u></u> | <u><u>19,303</u></u> |

Note: The sum may not equal the total due to rounding.

Property Portfolio Summary 1

| <u>Name of Property</u> | <u>Year(s) Built</u> | <u>Location of Property</u> | <u>Date Acquired</u> | <u>Ownership %</u> | <u>Acquisition Price (JPY in Millions)</u> | <u>Appraisal Value as of February 28, 2009(JPY in Millions)</u> | <u>% of Total Portfolio</u> |
|--|--------------------------|-----------------------------|----------------------|------------------------|--|---|---------------------------------|
| Tokyo 23 Wards | | | | | | | |
| 8953 Minami Aoyama Building | 2002 | Minato Ward, Tokyo | 4-Mar-03 | 100 | 5,350 | 6,360 | 1.2% |
| 8953 Daikanyama Building | 1991 | Shibuya Ward, Tokyo | 10-Dec-03 | 100 | 1,235 | 1,620 | 0.3% |
| 8953 Harajuku Face Building | 1985 | Shibuya Ward, Tokyo | 9-Jan-04 | 100 | 2,770 | 3,920 | 0.7% |
| GYRE | 2007 | Shibuya Ward, Tokyo | 2-Mar-04 etc. | 100 | 22,713 | 26,800 | 5.0% |
| Esquisse Omotesando Annex | 1997 | Shibuya Ward, Tokyo | 30-Apr-04 | 100 | 860 | 1,350 | 0.3% |
| Itabashi SATY | 2000 | Itabashi Ward, Tokyo | 9-Dec-04 | 100 | 12,400 | 13,200 | 2.5% |
| 8953 Kita Aoyama Building | 2005 | Minato Ward, Tokyo | 1-Feb-05 | 100 | 989 | 1,370 | 0.3% |
| 8953 Jiyugaoka Building | 1984 etc. | Meguro Ward, Tokyo | 28-Mar-05 | 100 | 2,700 | 3,260 | 0.6% |
| Cheers Ginza | 2005 | Chuo Ward, Tokyo | 11-Aug-05 | 100 | 4,200 | 4,000 | 0.7% |
| 8953 Jingumae6 Building | 2007 | Shibuya Ward, Tokyo | 20-Dec-07 | 100 | 2,360 | 2,470 | 0.5% |
| G-Bldg. Jingumae01 | 2007 | Shibuya Ward, Tokyo | 1-May-08 | 100 | 3,400 | 3,630 | 0.7% |
| G-Bldg. Jingumae02 | 2008 | Shibuya Ward, Tokyo | 30-May-08 | 100 | 2,234 | 1,850 | 0.3% |
| subtotal | | | | | 61,211 | 69,830 | 13.0% |
| Greater Tokyo Metropolitan Area | | | | | | | |
| ESPA Kawasaki | 2000 etc. | Kawasaki, Kanagawa | 13-Mar-02 etc. | 100 | 15,692 | 14,020 | 2.6% |
| Abiko Shopping Plaza | 1994 | Abiko, Chiba | 4-Mar-03 | 100 | 10,200 | 12,300 | 2.3% |
| Ito-Yokado Yabashira | 1982 | Matsudo, Chiba | 16-Jun-03 | 100 | 1,616 | 1,840 | 0.3% |
| Ito-Yokado Kamifukuoka Higashi | 1999 | Fujimino, Saitama | 18-Sep-03 | 100 | 6,900 | 7,070 | 1.3% |
| Ito-Yokado Nishikicho | 2003 | Warabi, Saitama | 28-Nov-03 | 100 | 13,212 | 13,200 | 2.5% |
| Ito-Yokado Tsunashima | 1982 | Yokohama, Kanagawa | 24-Jun-04 | 100 | 5,000 | 5,000 | 0.9% |
| Bic Camara Tachikawa | 1970 | Tachikawa, Tokyo | 29-Sep-04 | 100 | 11,920 | 11,800 | 2.2% |
| AEONMALL Yamato | 2001 | Yamato, Kanagawa | 17-Feb-05 | 100 | 16,823 | 17,800 | 3.3% |
| SEIYU Hibarigaoka | 1978 | Nishi-Tokyo, Tokyo | 9-Mar-05 | 100 | 6,100 | 7,140 | 1.3% |
| Higashi-Totsuka Aurora City | 1999 | Yokohama, Kanagawa | 24-Mar-06 | 100 | 50,500 | 42,000 | 7.8% |
| Omiya SATY | 2000 | Saitama, Saitama | 23-Jun-06 | 100 | 6,133 | 5,970 | 1.1% |
| Ito-Yokado Yotsukaido | 2005 | Yotsukaido, Chiba | 30-Aug-07 | 100 | 13,600 | 11,000 | 2.0% |
| AEON Yachiyo Midorigaoka Shopping Center | 2005 | Yachiyo, Chiba | 4-Sep-07 | 100 | 30,790 | 24,400 | 4.5% |
| 8953 Saitama Urawa Building | 2007 | Saitama, Saitama | 25-Dec-07 | 100 | 27,331 | 26,200 | 4.9% |
| subtotal | | | | | 215,816 | 199,740 | 37.2% |
| Osaka, Nagoya and Surrounding Areas | | | | | | | |
| 8953 Osaka Shinsaibashi Building | 1999 | Osaka, Osaka | 13-Mar-02 | 100 | 14,300 | 14,500 | 2.7% |
| Ito-Yokado Narumi | 1997 | Nagoya, Aichi | 4-Mar-03 | 100 | 8,540 | 5,840 | 1.1% |
| Nara Family | 1992 etc. | Nara, Nara | 6-Mar-03 etc. | 100 | 31,376 | 34,000 | 6.3% |
| AEONMALL Higashiura | 2001 etc. | Chita, Aichi | 15-Jan-04 etc. | 100 | 9,142 | 10,400 | 1.9% |
| JUSCO City Takatsuki | 1994 etc. | Takatsuki, Osaka | 25-Mar-05 | 100 | 11,700 | 9,930 | 1.8% |
| JUSCO City Yagoto | 1993 | Nagoya, Aichi | 10-Jun-05 | 100 | 3,700 | 3,680 | 0.7% |
| JUSCO City Nishi-Otsu | 1996 | Otsu, Shiga | 20-Dec-05 | 100 | 13,100 | 11,200 | 2.1% |
| Kyoto Family | 1982 | Kyoto, Kyoto | 21-Dec-05 | 100 | 5,340 | 5,970 | 1.1% |
| Loc City Ogaki | 2005 | Ogaki, Gifu | 26-Jul-06 | 100 | 4,950 | 4,340 | 0.8% |
| Kawaramachi OPA | 1998 | Kyoto, Kyoto | 29-Sep-06 | 100 | 18,500 | 16,700 | 3.1% |
| AEONMALL Tsurumi Leafa | 2006 | Osaka, Osaka | 20-Nov-06 etc. | 100 | 29,903 | 27,700 | 5.2% |
| AEONMALL Itami Terrace | 2002 etc. | Itami, Hyogo | 1-Dec-06 etc. | 100 | 21,111 | 18,800 | 3.5% |
| Ario Otori | 2008 | Sakai, Osaka | 1-May-08 | 100 | 19,040 | 16,100 | 3.0% |
| subtotal | | | | | 190,700 | 179,160 | 33.3% |
| Other Major Cities | | | | | | | |
| Sendai Nakayama Shopping Center | 1995 etc. | Sendai, Miyagi | 13-Mar-02 | 100 | 10,200 | 10,800 | 2.0% |
| Hakata Riverain | 1998 | Fukuoka, Fukuoka | 4-Mar-03 etc. | 50 | 6,309 | 6,160 | 1.1% |
| AEON Kashiihama Shopping Center | 2003 | Fukuoka, Fukuoka | 29-Jan-04 | 100 | 13,300 | 13,600 | 2.5% |
| AEON Sapporo Naebo Shopping Center | 2003 | Sapporo, Hokkaido | 2-Mar-04 | 100 | 9,260 | 8,830 | 1.6% |
| Tobata SATY | 1999 | Kita-Kyushu, Fukuoka | 9-Mar-05 | 100 | 6,290 | 6,050 | 1.1% |
| JUSCO Naha | 1993 | Naha, Okinawa | 29-Jun-05 | 100 | 10,700 | 10,700 | 2.0% |
| AEON Ueda Shopping Center | 2004 | Ueda, Nagano | 1-Nov-06 | 100 | 9,500 | 8,210 | 1.5% |
| Oyama Yuen Harvest Walk | 2007 | Oyama, Tochigi | 31-Aug-07 | 100 | 10,200 | 7,070 | 1.3% |
| AEON Sapporo Hassamu Shopping Center | 2006 etc. | Sapporo, Hokkaido | 31-Mar-08 | 100 | 18,440 | 17,200 | 3.2% |
| subtotal | | | | | 94,199 | 88,620 | 16.5% |
| Grand Total | | | | | 561,927 | 537,350 | 100.0% |

Property Portfolio Summary 2

| <u>Name of Property</u> | <u>Number of Tenants</u> | <u>Net Book Value as of February 28, 2009 (JPY in Millions)</u> | <u>Leasable Space (sq. m.)</u> | <u>Leased Area (sq. m.)</u> | <u>Occupancy Rate as of February 28, 2009</u> | <u>Rental Revenue in 14th Fiscal Period (JPY in Millions)</u> | <u>% of Total Revenue</u> |
|--|--------------------------|---|--------------------------------|-----------------------------|---|---|---------------------------|
| Tokyo 23 Wards | | | | | | | |
| 8953 Minami Aoyama Building | 3 | 5,341 | 1,540.98 | 1,382.67 | 89.7% | 152 | 0.7% |
| 8953 Daikanyama Building | 1 | 1,263 | 599.79 | 201.10 | 33.5% | 17 | 0.1% |
| 8953 Harajuku Face Building | 4 | 2,764 | 1,479.10 | 1,479.10 | 100.0% | 106 | 0.5% |
| GYRE | 17 | 22,834 | 4,934.28 | 4,934.28 | 100.0% | 630 | 3.1% |
| Esquisse Omotesando Annex | 2 | 886 | 540.78 | 540.78 | 100.0% | 34 | 0.2% |
| Itabashi SATY | 1 | 12,026 | 72,253.88 | 72,253.88 | 100.0% | 664 | 3.3% |
| 8953 Kita Aoyama Building | 2 | 989 | 492.69 | 492.69 | 100.0% | 35 | 0.2% |
| 8953 Jiyugaoka Building | 11 | 2,646 | 1,814.15 | 1,814.15 | 100.0% | 91 | 0.4% |
| Cheers Ginza | 9 | 4,137 | 1,686.58 | 1,686.58 | 100.0% | 100 | 0.5% |
| 8953 Jingumae6 Building | 4 | 2,399 | 670.43 | 670.43 | 100.0% | 62 | 0.3% |
| G-Bldg. Jingumae01 | 2 | 3,435 | 555.75 | 555.75 | 100.0% | 83 | 0.4% |
| G-Bldg. Jingumae02 | 1 | 2,341 | 426.29 | 146.41 | 34.3% | 19 | 0.1% |
| subtotal | 57 | 61,063 | 86,994.70 | 86,157.82 | 99.0% | 1,992 | 9.8% |
| Greater Tokyo Metropolitan Area | | | | | | | |
| ESPA Kawasaki | 5 | 14,865 | 65,313.47 | 65,313.47 | 100.0% | 493 | 2.4% |
| JUSCO Chigasaki Shopping Center | - | - | - | - | - | 193 | 1.0% |
| Abiko Shopping Plaza | 53 | 10,291 | 42,642.36 | 42,410.57 | 99.5% | 746 | 3.7% |
| Ito-Yokado Yabashira | 1 | 1,540 | 21,308.78 | 21,308.78 | 100.0% | 79 | 0.4% |
| Ito-Yokado Kamifukuoka Higashi | 1 | 6,585 | 28,316.18 | 28,316.18 | 100.0% | 256 | 1.3% |
| Ito-Yokado Nishikicho | 1 | 12,234 | 73,438.52 | 73,438.52 | 100.0% | 445 | 2.2% |
| Ito-Yokado Tsunashima | 1 | 4,982 | 16,549.50 | 16,549.50 | 100.0% | 181 | 0.9% |
| Bic Camara Tachikawa | 2 | 11,871 | 20,983.43 | 20,983.43 | 100.0% | 390 | 1.9% |
| AEONMALL Yamato | 1 | 16,476 | 85,226.68 | 85,226.68 | 100.0% | 534 | 2.6% |
| SEIYU Hibarigaoka | 1 | 5,576 | 19,070.88 | 19,070.88 | 100.0% | 261 | 1.3% |
| Higashi-Totsuka Aurora City | 4 | 50,917 | 107,597.69 | 107,597.69 | 100.0% | 1,357 | 6.7% |
| Omiya SATY | 1 | 6,241 | 75,344.90 | 75,344.90 | 100.0% | 210 | 1.0% |
| Ito-Yokado Yotsukaido | 1 | 13,891 | 59,207.19 | 59,207.19 | 100.0% | 290 | 1.4% |
| AEON Yachiyo Midorigaoka Shopping Center | 1 | 30,574 | 132,294.48 | 132,294.48 | 100.0% | 684 | 3.4% |
| 8953 Saitama Urawa Building | 1 | 27,008 | 64,236.71 | 64,236.71 | 100.0% | * | * |
| subtotal | 74 | 213,053 | 811,530.77 | 811,298.98 | 100.0% | 6,878 | 33.8% |
| Osaka, Nagoya and Surrounding Areas | | | | | | | |
| 8953 Osaka Shinsaibashi Building | 1 | 13,439 | 13,666.96 | 13,666.96 | 100.0% | 407 | 2.0% |
| Ito-Yokado Narumi | 1 | 7,842 | 50,437.91 | 50,437.91 | 100.0% | 264 | 1.3% |
| Nara Family | 94 | 31,480 | 85,070.44 | 82,170.20 | 96.6% | 2,146 | 10.5% |
| AEONMALL Higashiura | 1 | 8,414 | 129,124.73 | 129,124.73 | 100.0% | 468 | 2.3% |
| JUSCO City Takatsuki | 1 | 11,197 | 77,267.23 | 77,267.23 | 100.0% | 414 | 2.0% |
| JUSCO City Yagoto | 2 | 3,799 | 63,778.44 | 63,778.44 | 100.0% | 164 | 0.8% |
| JUSCO City Nishi-Otsu | 1 | 13,222 | 62,717.26 | 62,717.26 | 100.0% | 375 | 1.8% |
| Kyoto Family | 61 | 5,415 | 25,606.48 | 24,996.29 | 97.6% | 642 | 3.2% |
| Loc City Ogaki | 1 | 4,581 | 57,500.35 | 57,500.35 | 100.0% | 333 | 1.6% |
| Kawaramachi OPA | 1 | 18,871 | 18,848.20 | 18,848.20 | 100.0% | 363 | 1.8% |
| AEONMALL Tsurumi Leafa | 1 | 29,414 | 138,538.63 | 138,538.63 | 100.0% | 890 | 4.4% |
| AEONMALL Itami Terrace | 1 | 20,726 | 157,904.26 | 157,904.26 | 100.0% | 574 | 2.8% |
| Ario Otori | 1 | 19,430 | 95,135.36 | 95,135.36 | 100.0% | 490 | 2.4% |
| subtotal | 167 | 187,831 | 975,596.25 | 972,085.82 | 99.6% | 7,530 | 37.0% |
| Other Major Cities | | | | | | | |
| Sendai Nakayama Shopping Center | 2 | 9,576 | 46,248.96 | 46,248.96 | 100.0% | 447 | 2.2% |
| Hakata Riverain | 66 | 6,505 | 25,920.11 | 23,883.79 | 92.1% | 511 | 2.5% |
| AEON Kashiihama Shopping Center | 1 | 12,841 | 109,616.72 | 109,616.72 | 100.0% | 478 | 2.3% |
| AEON Sapporo Naebo Shopping Center | 1 | 8,174 | 74,625.52 | 74,625.52 | 100.0% | 378 | 1.9% |
| Tobata SATY | 1 | 6,055 | 93,258.23 | 93,258.23 | 100.0% | 315 | 1.5% |
| JUSCO Naha | 1 | 10,694 | 79,090.48 | 79,090.48 | 100.0% | 388 | 1.9% |
| AEON Ueda Shopping Center | 1 | 9,334 | 61,349.07 | 61,349.07 | 100.0% | 297 | 1.5% |
| Oyama Yuen Harvest Walk | 1 | 10,088 | 58,767.20 | 58,767.20 | 100.0% | 569 | 2.8% |
| AEON Sapporo Hassamu Shopping Center | 1 | 18,406 | 102,169.00 | 102,169.00 | 100.0% | 577 | 2.8% |
| subtotal | 75 | 91,673 | 651,045.29 | 649,008.97 | 99.7% | 3,960 | 19.4% |
| Grand Total | 373 | 553,620 | 2,525,167.01 | 2,518,551.59 | 99.7% | 20,360 | 100.0% |

Note: * Rent revenues figures are not listed here since the tenants have not agreed to disclosure of such informatio