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August 30, 2021

For Immediate Release

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(Securities code: 3292)

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Notice Concerning Early Repayment of Debt Financing

AEON REIT Investment Corporation hereby announces that it has resolved early repayment of debt financing today, as follows.

1. Details of Early Repayment

[Short-term borrowings (Note 1)]

(in millions of yen)

Financial institutions (lenders)	Balance before repayment	Repayment amount (Note 2)	Balance after repayment	Scheduled date of repayment	Borrowing date	Original Repayment date
Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited	23,800	23,800	—	September 21, 2021	August 4, 2021	December 20, 2021

(Notes)

1. For the details of debt financing, please refer to “Notice Concerning Debt Financing” announced on August 2, 2021.
2. There will be no settlement fee applicable to this early repayment.

2. Repayment Funds

The net proceeds from the Primary Offering (23,729,703,000 yen) with payment date of August 17, 2021, and cash on hand are used for the repayment.

(Note) For the proceeds from the Primary Offering, please refer to the press releases, “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced on August 2, 2021 and “Notice Concerning Determination of Price and Other Conditions with Regard to Issuance of New Investment Units and Secondary Offering of Investment Units” announced on August 11, 2021.

Disclaimer: This press release has been prepared for the public disclosure of Early Repayment of Debt Financing of AEON REIT Investment Corporation and has not been prepared for the purpose of soliciting investment. Any investment decision should be based on an investor’s own responsibility and judgment after reading the prospectus for the new investment units and secondary offering of investment units, as well as any revisions thereto (if any) prepared by us. This press release does not constitute an offer of securities in the United States of America. The investment units have not been, and will not be, registered under the United States Securities Act of 1933 (the “Securities Act”). The investment units may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The investment units referred to above will not be offered, publicly or otherwise, in the United States.

3. Status of Balance of Borrowings and Other Interest-Bearing Debt After the Early Repayment

(in millions of yen)

		Before the repayment	After the repayment	Increase and decrease
	Short-term borrowings (Note 1)	23,800	—	▲23,800
	Long-term borrowings (Note 2)	128,100	128,100	—
Total borrowings		151,900	128,100	▲23,800
Investment corporation bonds		51,000	51,000	—
Total interest-bearing debt		202,900	179,100	▲23,800

(Notes)

1. Short-term borrowings are borrowings with maturity periods of one year or less.
2. Long-term borrowings are borrowings with maturity periods of more than one year, and includes long-term borrowing due for repayment within one year.

4. Future Prospects

There are no changes to the future prospects of the performance described in “Notice Concerning Revision to the Forecasts for Performance and Distributions for the Fiscal Period Ending January 31, 2022 and the Forecasts for Performance and Distributions for the Fiscal Period Ending July 31, 2022” announced on August 2, 2021.

5. Additional Items Required to Ensure Appropriate Understanding and Judgments by Investors about Information Herein

For the risks concerning the early repayment of debt financing, there are no significant changes to the disclosure under “Part II Reference information / 2. Information supplementary to reference documents / 5. Investment risks” in the Securities Registration Statement submitted by us on August 2, 2021.

* AEON REIT Investment Corporation’s website: <https://www.aeon-jreit.co.jp/en/index.html>

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