

For Immediate Release

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 AEON REIT Investment Corporation
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Notice of Disposition of Part of Land of Domestic Property
(AEON MALL Yamatokoriyama) (Follow up report)

AEON REIT Investment Corporation Investment ("we" or the "Investment Corporation") hereby announces that the date of the Disposition and the Method of settlement which were undetermined have been determined, and the Method of settlement has been partially changed, as announced in the " Notice of Disposition of Part of Land of Domestic Property (AEON MALL Yamatokoriyama)" dated March 24, 2021.

1. Overview of the disposition

The Asset disposed of is part of land of AEON MALL Yamatokoriyama. The table below states only the sites disposed of.

Property number	Property name	Address	disposition price (Millions of yen) (Note 1)	Book value (Millions of yen) (Note 2)	Difference between the disposition price and the book value (Millions of yen) (Note 3)	Purchaser
RSC-21	AEON MALL Yamatokoriyama (Parking portion)	Yamatokoriyama City, Nara Pref.	52	47	6	Nara Prefectural Land Development Corporation
	AEON MALL Yamatokoriyama (Road portion)		1			AEON MALL Co., Ltd. (Note 4)
Total		-	53	47	6	-

- (1) conclusion date of the agreement of the Disposition : March 24, 2021
- (2) date of the Disposition : (Parking portion) March 24, 2021
 (Road portion) August 21, 2021
- (3) Purchasers : Nara Prefectural Land Development Corporation and AEON MALL Co., Ltd.
- (4) Use of proceeds from disposition : Appropriated as cash on hand for funds to acquire specified assets and related expenses, funds to redeem investment corporation bonds and funds to repay borrowings in the future
- (5) Method of settlement : (Parking portion) We have received a part of the payment and will receive the balance after the land is delivered.
 (Road portion) September 6, 2021

(Notes)

- "disposition price" is the trading value of the asset as indicated in the sale and purchase agreement for the Asset disposed of (excluding expenses such as trading fees, rounded down to the nearest million yen).
- "Book value" is the total estimated book value of the Asset disposed of as of conclusion date of the agreement.
- "Difference between the disposition and the book value" is the reference value calculated as the difference between the selling price and the book value, which is different from the profit or loss on disposition.
- The road portion will eventually belong to the national government of Japan after it has been disposed to AEON MALL Co., Ltd.

2. Future outlook

The impact of the disposition of the Asset disposed of on our performance will be minor, so the expected performance for the Fiscal Period Ended July 31, 2021 (February 1, 2021 to July 31, 2021) published in the “Financial Report for the Fiscal Period Ended January 31, 2021” released on March 17, 2021, and the expected performance for the Fiscal Period Ending January 31, 2022 (August 1, 2021 to January 31, 2022) and Ending July 31, 2022 (February 1, 2022 to July 31, 2022) published 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” released on August 2, 2021 will remain unchanged.

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