

(Note) This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.



January 16, 2023

For Immediate Release

Investment Corporation:
AEON REIT Investment Corporation
1-14-10, Uchikanda, Chiyoda-ku, Tokyo
Representative: Nobuaki Seki, Executive Director
(Securities code: 3292)

Asset Manager:
AEON Reit Management Co., Ltd.
Representative: Nobuaki Seki, Representative Director and
President

Inquiries: Tomohiro Itosaka, Managing Director in charge
of Finance and Administration
(TEL: +81-3-6779-4073)

Notice Concerning Debt Financing

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that today it has determined to conduct debt financing (the “Debt Financing”) as described below.

I. Debt Financing

1. Details of the Debt Financing

Term	Financial institutions (lenders)	Borrowing amount (scheduled) (in billions of yen)	Interest rate	Borrowing date	Financing method	Maturity	Repayment method (Note 3)	Security and guarantee
Short term	Mizuho Bank, Ltd. , Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank ,Limited	9.3	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.22% (Note 2)	February 1, 2023	Debt financing based on individual term loan agreements entered into on January 30, 2023 with the lenders mentioned in Financial institutions	February 1, 2024	Bullet repayment	Unsecured and unguaranteed

(Notes)

1. The Debt Financing is subject to the fulfillment of certain requirements such as the execution of a loan agreement which is reasonably satisfactory to the lenders and the fulfillment of all of the conditions precedent to the lending as may be separately agreed upon.
2. The base rate applicable to the period for calculation of the interest payable on an interest payment date is the three-month Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by Japanese Bankers Association (“JBA”) TIBOR Administration (“JBATA”), General Incorporated Association, two business days prior to the interest payment date. For changes in the JBA Japanese Yen TIBOR, which is the base rate, please refer to the JBATA’s website (<https://www.jbatibor.or.jp/english/rate/>).
3. If certain requirements set forth in the loan agreement are fulfilled, such as our advance written notice, are met during the period between the borrowing date and the maturity date set forth above, each loan comprising the Debt Financing is repayable either in whole or in part prior to the maturity date.

2. Reason for conducting the Debt Financing

The proceeds from the Debt Financing will be used to fund a portion of acquisition price for the acquisition of AEON MALL Wakayama and AEON MALL Miyakonojo Ekimae and related expenses described in the “Notice Concerning Acquisition and Leases of Domestic Properties” announced today.

Disclaimer: This press release has been prepared for the public disclosure 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 prepared by us.

3. Total amount to be procured, use of proceeds and anticipated disbursement date of the proceeds

(1) Total amount to be procured

9.3billion yen in total (scheduled)

(2) Specific use of proceeds

The proceeds from the Debt Financing will be used to fund a portion of acquisition price for the acquisition of AEON MALL Wakayama and AEON MALL Miyakonojo Ekimae and related expenses described in 2. above.

(3) Anticipated disbursement date

February 1, 2023

4. Status of balance of borrowings and other interest-bearing debt after the Debt Financing

(Units: millions of yen)

		Before the Debt Financing	After the Debt Financing	Change
	Short-term borrowings (Note 1)	—	9,300	9,300
	Long-term borrowings (Note 2)	128,100	128,100	—
	Total borrowings	128,100	137,400	9,300
	Investment corporation bonds	51,000	51,000	—
	Total interest-bearing liabilities	179,100	188,400	9,300

(Notes)

- Short-term borrowings are borrowings with a maturity of one year or less.
- Long-term borrowings are borrowings with a maturity of more than one year and include long-term borrowings due for repayment within one year.

II. Additional Items Required to Ensure Appropriate Understanding and Judgment by Investors about the Information Contained Herein

Regarding risks concerning repayment and other risks associated with the 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 January 16, 2023.

End

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

Disclaimer: This press release has been prepared for the public disclosure 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 prepared by us.