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July 28, 2023

For Immediate Release

Investment Corporation:
AEON REIT Investment Corporation
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(Securities code: 3292)

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Notice Concerning Additional Conclusion of Pipeline Support Agreement and Shopping Center Management Agreement with United Super Markets Holdings Inc.

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) and AEON Reit Management Co., Ltd. (the “Asset Manager”) to which the Investment Corporation entrusts the management of its assets, hereby announce that the Investment Corporation and the Asset Manager have resolved to conclude the Pipeline Support Agreement and the Shopping Center Management Agreement (hereinafter collectively, the “Support Agreements”) with United Super Markets Holdings Inc. (the “U.S.M.H”) . Details are given as follows:

1. Background and Reason of the Conclusion of the Support Agreements :

The Investment Corporation considers acquiring properties from operated by AEON Group companies to be a strategic pillar for external growth and has taken strategies to expand its asset size by obtaining information on properties from AEON Group companies and preferential negotiation rights regarding the retail and related properties operated by AEON Group.

U.S.M.H is a joint holding company of The Maruetsu, Inc., Kasumi Co., Ltd., and MaxValu Kanto Co., Ltd., which operate supermarket businesses in the Tokyo metropolitan area, mainly selling food, lifestyle-related goods, and clothing.

The aim to conclude the Support Agreements is based on the strategy to expand companies which provide support in order to enhance external growth of the Investment Corporation by utilizing AEON Group’s integrated capabilities.

2. Name of the Support Agreements:

“Pipeline Support Agreement” and “Shopping Center Management Agreement ”

3. Parties to the Support Agreements:

U.S.M.H, the Asset Manager and the Investment Corporation

4. Planned Date of the Conclusion of the Support Agreements:

July 31, 2023

5. Future Prospects:

As of now detailed transaction by utilizing the Support Agreements is yet to be determined. Since there is no impact incurred to net asset, profit and loss of the Investment Corporation, we have not made any revisions to the forecasts of performance announced in the Distributions for the 20th Fiscal Period Ending March 17, 2023”.

6. Major terms of the Support Agreements:

(1) Pipeline Support Agreement:

- a. Provision of information on properties owned
- b. Grant of preferential negotiation rights on the retail and related properties operated by the Pipeline Support Companies (the “Support Companies”)
- c. Provision of information on potential sales of properties owned by third parties
- d. Consideration of becoming a tenant of or providing leasing support for properties owned by the Investment Corporation
- e. Provision of warehousing services (temporary possession of properties to be acquired)
- f. Advice on investment strategy and property acquisition by the Support Companies
- g. Co-ownership (kyōyū) or quasi co-ownership (jun kyōyū) of properties with the Investment Corporation, and
- h. Cooperation to ensure sufficient human resources

(2) Shopping Center Management Agreement :

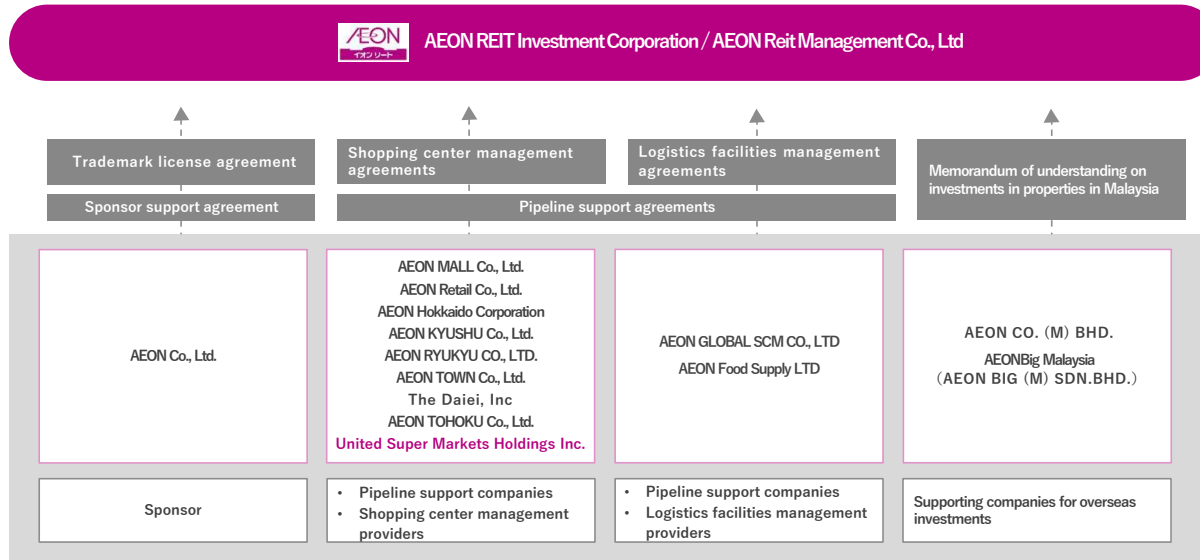
- a. Research on individual properties
- b. Advice and assistance services on the management of individual properties, and
- c. Consideration of activation and redevelopment of other individual properties in the medium to the long term

7. Summary Information of the Agreement Party (as of June 30, 2023):

Name of the party	United Super Markets Holdings Inc.
Location	1 Kanda Aioi-cho, Chiyoda-ku, Tokyo
Name and title of representative	Mr. Motohiro Fujita, President and Representative Director
Type of business	Management of supermarket business
Date of establishment	March 2, 2015
Capital stock	10 billion yen
REIT share owned by companies (%)	—
Relationship with the Investment Corporation	Subsidiary of other affiliates

8. Sponsor Support Structure to Utilize AEON Group’s Integrated Capabilities:

The Investment Corporation and the Asset Manager have established support structure integrating AEON Group’s capabilities to the Investment Corporation by concluding various support agreements with AEON Group companies. Through these agreements, we believe that we will be able to fully utilize the know-how and integrated capabilities in the development and operation of the retail and related properties that AEON Group has cultivated, and we will be aiming to expand our portfolio over the medium to long term.



End

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