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October, 18 2023

For Immediate Release

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Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps

AEON REIT Investment Corporation (the “Investment Corporation”) hereby announces that details of the debt financing announced in the “Notice Concerning Debt Financing (Refinancing of the Existing Loans)” of September 28, 2023, and “Notice Concerning Debt Financing Through Jointly Operated Specified Money Trust (Green J-REIT Trust) and Early Repayment of Debt Financing” on the same date (the “Debt Financing”), have been finalized as described below. In addition, The Investment Corporation also announces that it has decided to set up interest rate swaps. Details are as follows.

I. Debt Financing:

1. Details of the Debt Financing

| Term | Financial institutions (lenders) | Borrowing amount (in billions of yen) | Interest rate (Note 6) | Borrowing date | Financing method | Maturity | Repayment Method (Note 10) | Security and guarantee |
|---------------|---|---------------------------------------|---|------------------|--|------------------|----------------------------|----------------------------|
| Long term (1) | Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 1) | 3.9 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.22% (Note 7) (Note 8) | October 20, 2023 | Debt Financing based on individual term loan agreements entered into on October 18, 2023, with the lenders mentioned in financial institutions | October 20, 2026 | Bullet repayment | Unsecured and unguaranteed |
| Long term (2) | Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 2) | 4.5 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.30% (Note 7) (Note 8) | October 20, 2023 | Debt Financing based on individual term loan agreements entered into on October 18, 2023, with the lenders mentioned in financial institutions | October 20, 2027 | Bullet repayment | Unsecured and unguaranteed |

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| Term | Financial institutions (lenders) | Borrowing amount (in billions of yen) | Interest rate (Note 6) | Borrowing date | Financing method | Maturity | Repayment Method (Note 10) | Security and guarantee |
|---------------|---|---------------------------------------|---|------------------|--|------------------|----------------------------|----------------------------|
| Long term (3) | Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 3) | 4.5 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.37% (Note 7) (Note 8) | October 20, 2023 | Debt Financing based on individual term loan agreements entered into on October 18, 2023, with the lenders mentioned in financial institutions | October 20, 2028 | Bullet repayment | Unsecured and unguaranteed |
| Long term (4) | Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 4) | 4.5 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.44% (Note 7) (Note 8) | October 20, 2023 | Debt Financing based on individual term loan agreements entered into on October 18, 2023, with the lenders mentioned in financial institutions | October 22, 2029 | Bullet repayment | Unsecured and unguaranteed |
| Long term (5) | Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 5) | 3.0 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.53% (Note 7) (Note 8) | October 20, 2023 | Debt Financing based on individual term loan agreements entered into on October 18, 2023, with the lenders mentioned in financial institutions | October 21, 2030 | Bullet repayment | Unsecured and unguaranteed |
| Long term (6) | Mitsubishi UFJ Trust and Banking Corporation | 5.3 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.51% (Note 7) (Note 8) | October 20, 2023 | Debt financing according to an individual term loan agreement dated October 18, 2023 in which the lender on the left is designated as a loan provider based on the Jointly-Operated Specified Money Trust (Green J-REIT Trust) formed by the lender on the left (Note 9) | October 21, 2030 | Bullet repayment | Unsecured and unguaranteed |
| Long term (7) | Mitsubishi UFJ Trust and Banking Corporation | 4.0 | Base rate (JBA three-month Japanese Yen TIBOR) plus 0.61% (Note 7) (Note 8) | October 20, 2023 | Debt financing according to an individual term loan agreement dated October 18, 2023 in which the lender on the left is designated as a loan provider based on the Jointly-Operated Specified Money Trust (Green J-REIT Trust) formed by the lender on the left (Note 9) | October 20, 2031 | Bullet repayment | Unsecured and unguaranteed |

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- (Note 1) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., Mizuho Trust & Banking Co., Ltd., San ju San Bank, Ltd., Daiwa Next Bank, Ltd. and The Kiyo Bank, Ltd.
- (Note 2) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., Mizuho Trust & Banking Co., Ltd., Development Bank of Japan Inc. and The Hyakugo Bank, Ltd.
- (Note 3) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., The Norinchukin Bank, San ju San Bank, Ltd., AEON Bank, Ltd., The Hiroshima Bank, Ltd., Resona Bank, Limited., The 77 Bank, Ltd. and The Yamaguchi Bank, Ltd.
- (Note 4) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., The Norinchukin Bank, Mizuho Trust & Banking Co., Ltd., San ju San Bank, Ltd., Development Bank of Japan Inc., AEON Bank, Ltd., The Hyakugo Bank, Ltd., The Hiroshima Bank, Ltd., Resona Bank, Limited. and The 77 Bank, Ltd.
- (Note 5) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited., MUFG Bank, Ltd., The Norinchukin Bank. and Mizuho Trust & Banking Co., Ltd.
- (Note 6) Financing fees to be paid to the lenders are not included.
- (Note 7) Interest rates payable are substantively fixed by separately concluding interest rate swap agreements. For details, refer to “II. Establishment of interest rate swaps” below.
- (Note 8) The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year and the principal repayment date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). The base rate applicable to the period for calculation of the interest payable on an interest payment date is the three month Japanese Yen TIBOR (Tokyo Interbank Offered published by JBA TIBOR Administration (“JBATA”), General Incorporated Association, two business days prior to the commencement date of each interest period. The base rate will be reviewed on every payment date; provided, however, that when an indication corresponding to each calculation period does not exist or is not published, the base rate will be the base rate corresponding to the period calculated based on the method provided in the agreements. For changes in the JBA Japanese Yen TIBOR, which is the base rate, refer to the JBATA website (<https://www.jbatibor.or.jp/english/rate/>).
- (Note 9) For the scheme of Jointly-Operated Specified Money Trust (Green J-REIT Trust) refer to “Notice Concerning Debt Financing Through Jointly Operated Specified Money Trust (Green J-REIT Trust) and Early Repayment of Debt Financing” announced on September 28, 2023.
- (Note 10) If certain requirements, including our advance written notice, are met during the period between the date of executions of the Debt Financing and the repayment dates indicated above, each of the borrowings is repayable either in whole or in part prior to the maturity date.

2. Reason for conducting Debt Financing

The borrowing will be used for the fund for refinancing of borrowings of 20.4 billion yen (Note1) that will become due on October 20, 2023 and early repayment of debt financing of 9.3 billion yen (Note2) borrowed on February 1, 2023.

- (Note 1) The relevant borrowing was announced in the “Notice Concerning Debt Financing and Conclusion of Interest Rate Swap Agreements” on November 25, 2013, and “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on October 18, 2016, and “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on December 25, 2017, and “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on October 18, 2018.
- (Note 2) The relevant borrowing was announced in the “Notice Concerning Debt Financing” on January 16, 2023.

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

- (1) Total amount to be procured
29.7 billion yen

- (2) Specific use of proceeds

The proceeds from the Debt Financing will be used to for repayment of borrowings and early repayment of debt financing described in "2.Reason for conducting the Debt Financing".

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- (3) Anticipated disbursement date
October 20, 2023

4. Status of borrowings, etc., after the debt financing

(in millions of yen)

| | Before the debt financing | After the debt financing | Increase and decrease |
|---|---------------------------|--------------------------|-----------------------|
| Short-term borrowings ^(Note 1) | 9,300 | — | ▲9,300 |
| Long-term borrowings ^(Note 2) | 128,100 | 137,400 | 9,300 |
| Total borrowings | 137,400 | 137,400 | — |
| Investment corporation bonds | 51,000 | 51,000 | — |
| Total interest-bearing debt | 188,400 | 188,400 | — |

(Note 1) Short-term borrowings are borrowings with maturity periods of one year or less.

(Note 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.

II. Establishment of interest rate swaps

1. Reason for establishment

Interest rate swaps are set up to hedge the risk of rising interest rates by fixing interest rates payable for borrowings based on individual term loan agreements concluded on October 18, 2023, stated in “I. Debt Financing: 1. Details of the Debt Financing” above.

2. Details of establishment

Interest rate swap agreements for the long term (1)

| | |
|---------------------------|---|
| (1) Counterparty | SMBC Nikko Securities Inc. |
| (2) Notional principal | 3.9 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.4716% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 20, 2026 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (1) will be substantively fixed at 0.6916%.

Interest rate swap agreements for the long term (2)

| | |
|---------------------------|---|
| (1) Counterparty | SMBC Nikko Securities Inc. |
| (2) Notional principal | 4.5 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.5813% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 20, 2027 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (2) will be substantively fixed at 0.8813%.

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Interest rate swap agreements for the long term (3)

| | |
|---------------------------|---|
| (1) Counterparty | SMBC Nikko Securities Inc. |
| (2) Notional principal | 4.5 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.6840% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 20, 2028 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (3) will be substantively fixed at 1.0540%.

Interest rate swap agreements for the long term (4)

| | |
|---------------------------|---|
| (1) Counterparty | Nomura Securities Co.,Ltd. |
| (2) Notional principal | 4.5 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.8160% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 22, 2029 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (4) will be substantively fixed at 1.2560%.

Interest rate swap agreements for the long term (5)

| | |
|---------------------------|---|
| (1) Counterparty | Nomura Securities Co.,Ltd. |
| (2) Notional principal | 3.0 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.9120% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 21, 2030 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (5) will be substantively fixed at 1.4420%.

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Interest rate swap agreements for the long term (6)

| | |
|---------------------------|---|
| (1) Counterparty | Nomura Securities Co.,Ltd. |
| (2) Notional principal | 5.3 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.9120% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 21, 2030 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (6) will be substantively fixed at 1.4220%.

Interest rate swap agreements for the long term (7)

| | |
|---------------------------|---|
| (1) Counterparty | Nomura Securities Co.,Ltd. |
| (2) Notional principal | 4.0 billion yen |
| (3) Interest rates | Fixed interest rate payable: 0.9900% Floating interest rate receivable: Three month Japanese Yen TIBOR published by JBA TIBOR Administration |
| (4) Commencement date | October 20, 2023 |
| (5) End date | October 20, 2031 |
| (6) Interest payment date | The first interest payment date will be due on January 20, 2024, and subsequent interest payment dates will be due on the 20th day of January, April, July and October every year until the end date and the end date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). |

(Note) As a result of concluding the interest rate swap agreements, interest rates for long term (7) will be substantively fixed at 1.6000%.

III. Additional items required to ensure appropriate understanding and judgment by Investors about the information contained herein:

As for risks regarding repayment of the Debt Financing, there are no material changes from the details described in “Investment risks” mentioned in the securities report submitted on April 27, 2023.

End

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