(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.

April 15, 2024

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: Taro Nakamura, General Manager of Finance and Planning Department
(TEL: +81-3-6779-4073)

Notice Concerning Revision to Forecasts for Performance and Distributions for the Fiscal Period Ending July 31, 2024 and January 31, 2025

AEON REIT Investment Corporation ("we" or the "Investment Corporation") hereby announces revisions to its forecasts for performance and distributions (forecast figures) for the fiscal period ending July 31, 2024 (from February 1, 2024 to July 31, 2024) and January 31, 2025 (from August 1, 2024 to January 31, 2025), which were originally published in Financial Report for the Fiscal Period Ended January 31, 2024" dated March 18, 2024 as detailed below.

1. Revision to the forecasts for performance

(1) Revision to the forecasts for performance and distributions for the fiscal period ending July 31, 2024

	Operating revenues (in millions of yen)	Operating income (in millions of yen)	Ordinary income (in millions of yen)	Net income (in millions of yen)	Distributions per unit (excluding distributions in excess of retained earnings) (in yen)	Distributions in excess of retained earnings per unit (in yen)	Distributions per unit (including distributions in excess of retained earnings) (in yen)
Previous forecasts (A)	21,009	7,705	6,706	6,705	3,274	61	3,335
Revised forecasts (B)	21,125	7,562	6,560	6,559	3,205	135	3,340
Amount of change (B - A)	115	(143)	(146)	(146)	(69)	74	5
Rate of change	0.6%	(1.9%)	(2.2%)	(2.2%)	(2.1%)	121.3%	0.1%

(2) Revision to the forecasts for performance and distributions for the fiscal period ending January 31, 2025

	Operating revenues (in millions of yen)	Operating income (in millions of yen)	Ordinary income (in millions of yen)	Net income (in millions of yen)	Distributions per unit (excluding distributions in excess of retained earnings) (in yen)	Distributions in excess of retained earnings per unit (in yen)	Distributions per unit (including distributions in excess of retained earnings) (in yen)
Previous forecasts (A)	21,017	7,948	6,894	6,894	3,245	90	3,335
Revised forecasts (B)	21,218	7,956	6,900	6,899	3,248	102	3,350
Amount of change (B - A)	200	7	5	5	3	12	15
Rate of change	1.0%	0.1%	0.1%	0.1%	0.1%	13.3%	0.4%

(Reference)

Fiscal period ending July 31, 2024:

Anticipated number of investment units outstanding at the end of the period: 2,123,952 units

Fiscal period ending January 31, 2025:

Anticipated number of investment units outstanding at the end of the period: 2,123,952 units

(Notes)

1. The above forecast figures represent current calculations based on the assumptions described in the Attachment to this press release, "Assumptions Underlying the Forecasts for the Fiscal Periods Ending July 31 2024 and January 31, 2025." Actual operating revenues, operating income, ordinary income, net income and , distributions per unit (excluding distributions in excess of retained earnings) and distributions in excess of retained earnings per unit may differ from these forecasts due to factors in the future such as additional acquisitions or sales of properties, or other assets, changes in the real estate market, trends in interest rates and other changes in circumstances affecting us. In addition, these forecasts are not a guarantee of distribution amounts.
2. We may revise the above forecasts in the event that the difference between the above forecasts and actual results are anticipated to be over a certain threshold.
3. The values are truncated to the unit, and percentages are rounded to the first decimal place. The same applies below.

2. Reasons for revision and announcement

The assumptions for the forecasts for the fiscal period ending July 31, 2024 and January 31, 2025 released on March 18, 2024 have changed due to the anticipated acquisition of property, which we announced in "Notice Concerning Acquisition and Lease of Domestic Property along with Succession of Status as Orderer in the Construction Agreement" dated today. For this reason, the forecasts for the performance and distributions for the fiscal period ending July 31, 2024 and January 31, 2025 have been revised.

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

【Attachment】

Assumptions Underlying the Forecasts
for the Fiscal Periods Ending July 31, 2024 and January 31, 2025

Item	Assumptions
Calculation period	• Fiscal period ending July 31, 2024 (182 days from February 1, 2024 to July 31, 2024, the 23rd Period) • Fiscal period ending January 31, 2025 (184 days from August 1, 2024 to January 31, 2025, the 24th Period)
Portfolio	• We assume a total of 49 properties, with respect to which we currently hold 49 properties (the “Current Properties” (including AEON MALL SEREMBAN 2 which we own through the acquisition of all of the issued and outstanding shares of overseas special purpose company (the “Overseas SPC”) which holds the property)) and intend to acquire new property on April 17, 2024 (the “New Property”). For the details of the acquisition of the New Property, see “Notice Concerning Acquisition and Lease of Domestic Property along with Succession of Status as Orderer in the Construction Agreement” announced today. • With respect to forecasted performance, we assumed that the New Property will be acquired according to the above timeline, and that there will be no change in assets under management (acquisition of new assets or sales of the Current Properties, etc.) through the fiscal period ending January 31, 2025 (the 24th Period). • However, changes in actual results may occur on account of changes in assets under management other than as detailed above.
Operating revenues	• Revenues from the leasing of the Current Properties are calculated based on currently effective lease contracts and market fluctuations. Dividend income received from the Overseas SPC is calculated based on receiving term-end dividends in the fiscal period ending July 31, 2024 (the 23rd Period) and interim dividends in the fiscal period ending January 31, 2025 (the 24th Period). The exchange rate is assumed ¥29.50 to 1 RM. Revenues from the leasing of the New Property is calculated based on information acquired from the current owner of New Property, the current lease contract that is effective as of the scheduled date of acquisition of New Property, market movement and other factors. • Operating revenues are based on the assumption that tenants will pay rent without delinquency.
Operating expenses	• With respect to Current Properties, expenses other than depreciation among the expenses related to the leasing business, which are the main operating expenses, are calculated based on actual historical data reflecting variable factors. Expenses for the New Property is calculated by reflecting fluctuating factors, based on amounts in the appraisal reports and also taking into account information acquired from the current owner of New Property. • Although property taxes, city planning taxes and depreciable property taxes on the acquired assets are generally calculated on a pro-rata basis and settled at the time of acquisition with the current owners, an amount equivalent to such tax is not expensed in the period when the assets are acquired, as it is included in the acquisition price. The total amount of property taxes, city planning taxes and depreciable property taxes on the Current Properties to be expensed in the fiscal period ending July 31, 2024 (the 23rd Period) and the fiscal period ending January 31, 2025 (the 24th Period) will be 2,410 million yen and 2,410 million yen respectively. The property taxes, city planning taxes and depreciable property taxes for fiscal year 2025 in relation to New Properties will be expensed from the fiscal period ending July 31, 2025 (the 25th Period). • Building repair and maintenance expenses assumed to be required for every business period are accountedaccording to the mid-to-long term building repair plan created by the asset manager (AEON Reit Management Co. Ltd.). For the fiscal period ending July 2023 (the 23rd Period), 1,441 million yen, and for the fiscal period ending

	January 2025 (24th Period), 1,007 million yen are assumed to be accounted respectively. However, repair and maintenance expenses in each business period may differ largely from the expected amount for reasons such as: damage to buildings from certain unexpected factors and other repair expenses that do not occur regularly. In general, the amount of repair expenses varies considerably from year to year. • Capital expenditures are expected to be 1,949 million yen in the period ending July 2024 (the 23rd Period) and 2,648 million yen in the period ending January 2025 (the 24th Period). • Depreciation expenses, including ancillary costs and above mentioned capital expenditures are calculated by the straight-line method. The forecast assumes 5,326 million yen in the fiscal period ending July 31, 2024 (the 23rd Period) and 5,401 million yen in the fiscal period ending January 31, 2025 (the 24th Period).
Non-operating expenses	• For interest expenses and other borrowing costs, 986 million yen in the fiscal period ending July 31, 2024 (the 23rd Period) and 1,049 million yen in the fiscal period ending January 31, 2025 (the 24th Period) are projected.
Borrowings	• The Investment Corporation's balance of interest-bearing debt totals 188,400 million yen as of today. • It is assumed that we will refinance 19,500 million yen in borrowings that will mature in the fiscal period ending January 31, 2025 (the 24th Period) (repayment date: October 21, 2024) for the same amount. • LTV at the end of the fiscal period ending July 31, 2024 (the 23rd Period) and the fiscal period ending January 31, 2025 (the 24th Period) is expected to be around 45% and 45%, respectively. • To calculate LTV, the following formula is used: LTV = (Total interest-bearing debt plus tenant leasehold and guarantee deposits received (including tenant leasehold and guarantee deposits received in trust) / Total assets) × 100
Investment units	• Distribution per unit for the fiscal period ending July 2024 (the 23rd Period) and the fiscal period ending January 2025 (the 24th Period) are calculated based on the assumption that the total number of investment units issued and outstanding will be 2,123,952 units as of April 15, 2024. Furthermore, it is assumed that there will be no issuance of new investment units through the end of the 24th fiscal period, without any change in the number of investment units.
Distribution per unit (excluding distribution in excess of retained earnings)	• Distribution per unit (excluding distribution in excess of retained earnings) has been calculated based on the cash distribution policy prescribed in the Articles of Incorporation of AEON REIT. • Fluctuations in rent revenue due to changes in the portfolio and tenants, unforeseeable repairs and maintenance incurred and other various factors may lead to changes in the amount of distribution per unit (excluding distribution in excess of retained earnings).
Distribution in excess of retained earnings per unit (allowance for temporary difference adjustments)	• Cash distribution in excess of retained earnings (inconsistency between profits for accounting purposes and tax purposes) for the fiscal period ending July 2024 (the 23rd Period) and the fiscal period ending January 2025 (the 24th Period) is estimated as follows. • Expenses of amortization of fixed-term leasehold rights and asset retirement obligations (hereinafter, "amortization of leasehold rights, etc.") of the assets currently held is assumed to be ¥80 million for the fiscal period ending July 2024 (the 23rd Period) and ¥80 million for the fiscal period ending January 2025 (the 24th Period). • It is assumed that distribution in excess of retained earnings (allowance for temporary difference adjustments) of ¥37 per unit will be made in the fiscal period ending July 2024 (the 23rd Period) and distribution in excess of retained earnings (allowance for temporary difference adjustments) of ¥37 per unit in the fiscal period ending January 2025 (the 24th Period). • Furthermore, with regard to amortization of leasehold rights, etc., the impact of the amortization of leasehold rights, etc. will become larger due to the acquisition of AEON MALL Shinkomatsu. Accordingly, AEON REIT started recording

	amortization of leasehold rights, etc. from the fiscal period ended January 2022 (the 18th Period).
Distribution in excess of retained earnings per unit (distribution with decrease of investment capital under tax laws)	• Cash distribution in excess of retained earnings (return of capital to unitholders) has been calculated in accordance with the cash distribution policy prescribed in the Articles of Incorporation of AEON REIT and operational guidelines and the implementation policy on cash distribution in excess of retained earnings, which are internal rules of the Asset Manager. • In order to enable stable payment of distributions, AEON REIT adopts a policy of continuously making cash distribution in excess of retained earnings (return of capital to unitholders) every fiscal period, in addition to cash distribution based on earnings. While AEON REIT has recorded a certain amount of distribution reserve, it had not implemented cash distribution in excess of retained earnings (return of capital to unitholders) since it is stipulated under the applicable accounting principles that when the relevant distribution reserve is recorded, cash distribution in excess of retained earnings (return of capital to unitholders) cannot be made until all such reserve is reversed. However, it is assumed that the entire amount of such reserve will be reversed in the 23rd fiscal period. • Therefore, AEON REIT plans to continuously make cash distribution in excess of retained earnings (return of capital to unitholders) every fiscal period, up to 60% of the depreciation for the relevant fiscal period, after taking into account the trends in the economic environment, the real estate market and the rental market, etc., conditions of assets currently held, financial conditions and other factors. • However, regardless of the abovementioned policy, if the implementation of cash distribution in excess of retained earnings (return of capital to unitholders) is deemed inappropriate based on the trends in the economic environment, the real estate market and the rental market, etc., conditions of assets currently held, financial conditions and other factors, AEON REIT may not implement cash distribution in excess of retained earnings (return of capital to unitholders). • It is assumed that distribution in excess of retained earnings (distribution with decrease of investment capital under tax laws) of ¥98 per unit will be made in the 23rd fiscal period and distribution in excess of retained earnings (distribution with decrease of investment capital under tax laws) of ¥65 per unit in the 24th fiscal period.
Others	• It is assumed that no revisions that may impact the abovementioned projections will be made to laws and regulations, tax systems, accounting standards, securities listing regulations and the rules of The Investment Trusts Association, Japan, or others. • It is assumed that no unforeseeable significant changes will occur in general economic trends or conditions in the real estate market, etc. • The damage caused by the 2024 Noto Peninsula Earthquake is under investigation and has not been included in the performance forecast.