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For Immediate Release

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Notice Concerning Debt Financing (Refinancing of the Existing Loans)

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces today that it has determined the details of debt financing for the refinancing funds to refinance 21.7 billion yen (the “Debt Financing”) of the total 29.7 billion yen, which consists of 2.0 billion yen in investment corporation bonds maturing on October 10, 2025, and 27.7 billion yen in loans due on October 20, 2025. Details are as follows.

1. Debt Financing:

(1) Details of the Debt Financing

Term (Note 2)	Financial institutions (lenders) (Note 2)	Scheduled borrowing amount (in billions of yen)	Interest rate (Note 2)	Scheduled borrowing date	Financing method	Maturity (Note 2)	Repayment Method (Note 3)	Security and guarantee
To be determined	To be determined	21.7	To be determined	October 20, 2025	Debt financing based on individual term loan agreements entered into on October 16, 2025 with the lenders (To be determined)	To be determined	Bullet repayment (scheduled)	Unsecured and unguaranteed (scheduled)

(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. We will announce once Term, Financial institutions, Interest rate and Maturity are fixed.
3. 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 amount will be allocated as refinancing funds for 21.7 billion yen out of a total of 29.7 billion yen, including 2.0 billion yen of investment corporation bonds maturing on October 10, 2025 (Note 1) and 27.7 billion yen of borrowings with a repayment maturing on October 20, 2025 (Note 1). Out of the total 29.7 billion yen, it is planned to allocate 23.7 billion yen as refinancing funds, including 2.0 billion yen through separate borrowings (Note 2). The remaining 6 billion yen is planned to repaid using cash on hand.

(Note 1) Relevant investment corporation bonds and borrowing were announced in the “Notice Concerning Issuance of Investment Corporation Bonds” on October 6, 2015, and “Notice Concerning Debt Financing (Determination of borrowing amount and interest rate)” on February 23, 2016, and “Notice Concerning Conclusion of Interest Rate Swap Agreements” on February 25, 2016, 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 October 18, 2018, and “Notice Concerning Debt Financing (Determination of Details of Debt Financing) , Establishment of Interest Rate Swaps and Sustainability Derivative” on March 17,2022, and “Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps” on October 18,2022, and “Notice Concerning Debt Financing” on February 26,2025.

(Note 2) For details on the 2.0 billion yen that will be borrowed separately, refer to the “Notice Concerning Debt Financing Through Jointly Operated Specified Money Trust (Green J-REIT Trust)” announced on September 26, 2025.

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

(a) Total amount to be procured

¥21.7 billion

(b) Specific use of proceeds

The proceeds from the Debt Financing will be used to for repayment of the investment corporation bonds and borrowings described in "1.(2) Reason for conducting Debt Financing".

(c) Anticipated disbursement date

October 20, 2025

In addition, we will announce Status of balance of borrowings and other interest-bearing debt after the Debt Financing are fixed.

2. 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 28, 2025.

End

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