

(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.



March 17, 2026

*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 Differences Between the Forecast and Determined Distributions for the Fiscal Period Ended January 31, 2026 and Revision of Forecasted Distributions for the Fiscal Period Ending July 31, 2026

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announced in the “Financial Report for the Fiscal Period Ended July 31, 2025” dated September 16, 2025 that the difference between the forecast and determined distribution for the fiscal period ended January 31, 2026 (from August 1, 2025 to January 31, 2026) and determined today, and revision of forecasted distribution for the fiscal period ending July 31, 2026 (from February 1, 2026 to July 31, 2026). Details are as follows.

1. The fiscal period ended January 31, 2026 (from August 1, 2025 to January 31, 2026)

(1) Differences Between the Forecast and determined distribution amount for the fiscal period ended January 31, 2026

	Distributions per unit (excluding distributions in excess of earnings) (yen)	Distributions in excess of earnings per unit (yen)	Distributions per unit (including distributions in excess of earnings) (yen)
Previous forecasts (A)	3,099	301	3,400
Determined amount (B)	3,244	156	3,400
Amount of differences (B - A)	145	(145)	0
Increase/decrease rate	4.7%	(48.2%)	0.0%

(Notes)

- Number of investment units outstanding at the end of the fiscal period ended January 31, 2026 : 2,102,569 units
- Distributions in excess of earnings includes “distributions of allowance for temporary difference adjustments” and “distribution with decrease of investment capital under tax laws”.
- “Increase/decrease rate” is rounded to the second decimal place.

## (2) Reasons for the differences

Due to a decrease in expenses related to rent business, etc., net income for the current period exceeded the forecast. In addition, reflecting the posting of expenses related to the 2025 Typhoon Lingling and the Eastern Shimane Prefecture Earthquake in 2026, along with the finalization of the figures for the discrepancy between excess income and tax expense related to leasehold amortization expenses, etc, distributions in excess of earnings per unit resulted in a deviation of more than 5% from the forecast amount.

## 2. The fiscal period ending July 31, 2026 (from February 1, 2026 to July 31, 2026)

### (1) Revision of Forecasted Distributions for the fiscal period ending July 31, 2026

	Distributions per unit (excluding distributions in excess of earnings) (yen)	Distributions in excess of earnings per unit (yen)	Distributions per unit (including distributions in excess of earnings) (yen)
Previous forecasts (A)	2,703	687	3,390
Revised forecasts (B)	2,801	589	3,390
Amount of differences (B - A)	98	(98)	0
Increase/decrease rate	3.6%	(14.3%)	0.0%

#### (Notes)

1. Expected number of investment units outstanding at the end of the fiscal period ended July 31, 2026 : 2,102,569 units
2. Distributions in excess of earnings includes “distributions of allowance for temporary difference adjustments” and “distribution with decrease of investment capital under tax laws”.
3. “Increase/decrease rate” is rounded to the second decimal place.

## (2) Reasons for Revision

Due to a decrease in expenses related to business and the restraint of borrowing costs resulting from the partial repayment of interest-bearing debt, etc., profit is expected to exceed the initial assumptions. As a result, distributions in excess of earnings per unit will be revised by more than 5% from the forecast amount.

Please refer to the “Financial Report for the Fiscal Period Ended January 31, 2026” released today for details on the assumptions, etc.

End

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