

(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.



September 30, 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 Debt Financing (Refinancing of the Existing Loans)

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that it has today determined to conduct debt financing (hereinafter, the “Debt Financing”) to procure funds for refinancing borrowings totaling 24.3 billion yen that are due on October 20, 2026. 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 determ ined	To be determined	23.3	To be determined	October 20, 2026	Borrowing pursuant to individual term loan agreements scheduled to be entered into on October 16, 2026, with the lenders to be determined	To be determined	Bullet repayment (scheduled)	Unsecured and unguarante ed (scheduled)
Long- term	Mitsubishi UFJ Trust and Banking Corporatio n(Green Loan) (Note 4) (Note 5)	1.0	To be determined	October 20, 2026	Borrowing pursuant to an individual term loan agreement scheduled to be entered into on October 16, 2026, with Mitsubishi UFJ Trust and Banking Corporation	To be determined	Bullet repayment (scheduled)	Unsecured and unguarante ed (scheduled)

(Notes)

1. The Debt Financing is subject to, among other things, the execution of loan agreements on terms reasonably satisfactory to the lenders and the satisfaction of all conditions precedent to lending separately stipulated.
2. The Investment Corporation will make a further announcement once the term, lenders, interest rate and maturity have been determined.

3. Subject to the satisfaction of certain conditions, including the Investment Corporation's provision of prior written notice, the Investment Corporation may prepay all or part of each borrowing during the period from the drawdown date to its maturity date.
4. The borrowing will be made through a Jointly-Operated Specified Money Trust established by Mitsubishi UFJ Trust and Banking Corporation (hereinafter, the "Green REIT Trust"). The Green REIT Trust is a performance-dividend-type Jointly-Operated Specified Money Trust, under which Mitsubishi UFJ Trust and Banking Corporation, as trustee, manages and administers the assets. It is characterized by structuring long-term loan receivables extended to REITs—whose use of proceeds is limited to, among other purposes, the acquisition and development of green buildings—as highly rated short-term investment products. The Green REIT Trust has received an AA(fp) rating under JCR's Fund Portfolio Rating and an overall Green1(F) rating under JCR's Green Finance Framework Evaluation from Japan Credit Rating Agency, Ltd. (hereinafter, "JCR"). For details of such evaluations, please refer to JCR's website: <https://www.jcr.co.jp/en/>
5. The entire amount of the long-term borrowing from Mitsubishi UFJ Trust and Banking Corporation will be procured as a green loan (hereinafter, the "Green Loan"). The full amount of the proceeds from the Green Loan is scheduled to be used to refinance existing borrowings that were used to finance the acquisition of "AEON MALL Morioka," which is a specified asset satisfying the eligibility criteria (a "Green Qualified Asset"), under the Sustainability Finance Framework established by AEON Reit Management Co., Ltd. For details of sustainability finance, including green loans, please refer to the "Sustainability Finance" page on the Investment Corporation's website: <https://www.aeon-jreit.co.jp/en/sustainability/greenfinance.html>

(2) Reason for Conducting Debt Financing

The proceeds from the Debt Financing will be used to refinance 24.3 billion yen in loans due on October 20, 2026 (Note 1). In addition, the Investment Corporation plans to redeem 1.0 billion yen in investment corporation bonds due on the same date (Note 2) using cash on hand.

(Note 1) The relevant borrowings were announced in the "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 March 24, 2017, and "Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps" on October 16, 2020, and "Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps" on October 18, 2021, and "Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps" on October 18, 2023.

(Note 2) Relevant investment corporation bonds were announced in the "Notice Concerning Issuance of Investment Corporation Bonds," dated October 13, 2016.

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

(a) Total amount to be procured

¥24.3 billion

(b) Specific use of proceeds

The proceeds from the Debt Financing will be used to refinance the borrowings described in section 1.(2), "Reason for Conducting Debt Financing," above.

(c) Anticipated disbursement date

October 20, 2026

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

The Investment Corporation will make a further announcement regarding the status of borrowings and other interest-bearing debt after the Debt Financing once the details of the term and other conditions of the Debt Financing have been determined.

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 30, 2026.

End

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