

Investing in community infrastructure assets

AEON REIT Investment Corporation (AEON REIT or the Investment Corporation) primarily invests in community infrastructure assets that form the backbone of local communities, namely retail and logistics facilities operated by AEON Co., Ltd., thereby supporting people's everyday lives. AEON Co., Ltd., one of Japan's leading retailers, serves as our sponsor company. Based on this mission, we will enter into master lease agreements that leverage the AEON Group's network and aim to ensure stable operations and profitability through a fixed rent system and long-term lease agreements.

Facilities vital to local citizens that serve as a hub for community building

AEON as a **disaster relief hub**: "Balloon shelters" are used as evacuation locations during disasters



Various events are held that encourage **community participation**



Facilities that respond effectively to changing lifestyle needs and the environment will win out over the long term

Solar panels installed on the rooftops and walls **help reduce the environmental burden**



EV charging stations



A drive-through service allows shoppers to pick up supermarket items they **ordered online**



Supporting everyday living with a wide range of tenants

Food courts, cinemas and other specialty stores cater to **diverse needs**



Public services on offer include a post office and nursery



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Disclaimer

This Report contains forward-looking statements regarding the plans, forecasts and strategies of the Investment Corporation and the Asset Management Company. These forward-looking statements are based on certain assumptions, premises, and judgments made by the Investment Corporation and the Asset Management Company at the time of preparing this report, in light of the information currently available to them. They are subject to risks, uncertainties, and other factors that could cause actual results to differ materially from such statements. The Investment Corporation and the Asset Management Company make no guarantees or promises that these forecasts and outlooks will be achieved. The Investment Corporation and the Asset Management Company assume no responsibility for the accuracy, completeness, adequacy or fairness of the information in this Report. Note that the information contained herein may be revised or retracted without prior notice. The Investment Corporation and the Asset Management Company undertake no obligation to publicly update the content of this Report (including forward-looking statements).

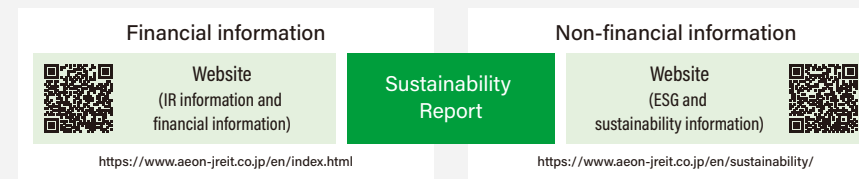


Editorial policy

This Report aims to increase understanding of the initiatives being undertaken to realize a sustainable society by AEON REIT and AEON Reit Management Co., Ltd. (the Asset Management Company). It has been positioned as an important tool for facilitating constructive dialogue with our stakeholders and has been edited to ensure ease of understanding.

It is composed of fundamental information about the Investment Corporation and the Asset Management Company, along with the medium- to long-term growth strategy, a featured article for the reporting period, and data collection. **For details on our initiatives related to the environment, society, and governance, please refer to the Sustainability page on the Investment Corporation's website.**

Our information media structure



Scope of reporting

AEON REIT Investment Corporation and AEON Reit Management Co., Ltd. (Includes certain information regarding AEON Co., Ltd., sponsor of the Asset Management Company, and AEON Group companies (may be referred to as the AEON Group) such as AEON MALL Co., Ltd.)

Reporting period

Fiscal 2024 (March 1, 2024 to February 28, 2025)

Notes:

1. The report includes some information from before and after this period.
2. The report covers the fiscal period of the Asset Management Company, but also includes some information pertaining to the fiscal periods of the Investment Corporation (ending January 31 and July 31).

Issued

January 2026 (Japanese version: November 2025)

Inquiries

Investor Relation and Planning Group, Finance and Planning Department, AEON Reit Management Co., Ltd.
TEL: +81-3-6779-4073

Introduction to AEON REIT

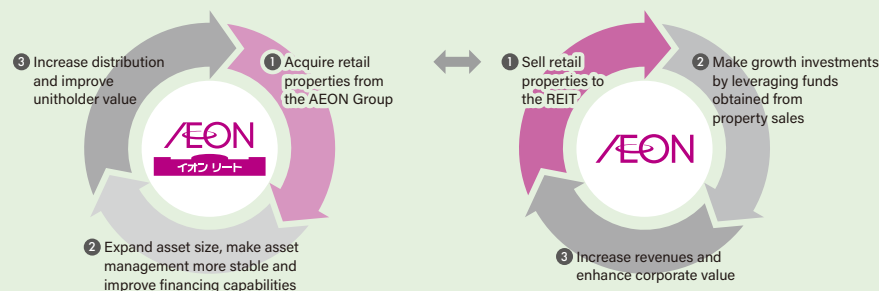
Corporate philosophy

AEON REIT positions retail properties and other real estate as community infrastructure assets and invests in those properties to enrich the lives of people living there.

AEON REIT implements stable asset management from a medium- to long-term perspective with the aim of creating environments that ensure comfortable and fulfilling lifestyles and enhance the local community through our investment activities.

Corporate policy

AEON REIT carries out a growth strategy based on the policy of maintaining a mutually beneficial relationship with the AEON Group, thereby aiming to maximize value for unitholders.



Corporate history

Since its listing in 2013, the Investment Corporation has acquired mainly large-scale shopping malls and logistics facilities operated by the AEON Group and, as of the publication date of this report, possesses a portfolio of 53 properties in Japan and overseas with total assets now amounting to ¥480.7 billion.

In addition, we have acquired environment-focused third-party certification for over 80% of our owned assets (based on leasable floor area) in line with our objective of managing properties that contribute to the realization of a sustainable society.

November 27, 2012	Notification concerning the establishment of the Investment Corporation based on Article 69 of the Act on Investment Trusts and Investment Corporations of Japan (the Investment Trusts Act) by the organizer (AEON Reit Management Co., Ltd.)
November 30, 2012	Registration of the establishment of the Investment Corporation based on Article 166 of the Investment Trusts Act, and the establishment of the Investment Corporation
December 4, 2012	Application for registration of the Investment Corporation based on Article 188 of the Investment Trusts Act
December 20, 2012	Implementation of the registration of the Investment Corporation by the Prime Minister based on Article 189 of the Investment Trusts Act (Kanto Local Finance Bureau Director-General Registration No. 80)
November 22, 2013	Listed on the Tokyo Stock Exchange
November 22, 2013	Commencement of asset management

Initiatives endorsed and key third-party certification

Note: Includes Group activities



Corporate overview

Name	AEON REIT Investment Corporation
Representative	Nobuaki Seki, Executive Director
Address	1-14-10 Uchikanda, Chiyoda-ku, Tokyo
Established	November 30, 2012
Listed	November 22, 2013
Listing market	Real Estate Investment Trust Securities Market of Tokyo Stock Exchange

Securities codes	Securities identification code: 3292 International Securities Identification Number (ISIN): JP3047650001
Fiscal period	January and July
Contact	AEON Reit Management Co., Ltd. TEL: +81-3-5283-6360



(AEON MALL Co., Ltd.)



(AEON Co., Ltd.)



(AEON Co., Ltd.)