

23rd FP (Jul. 2024) Financial Results Presentation Material

(the Asset Manager)

AEON Reit Management Co., Ltd.

Stock code : 3292 <https://www.aeon-jreit.co.jp/en/index.html>



AEON LakeTown mori

Table of contents (1/2)

I. 23rd FP Financial Result / Forecast for 24th FP and 25th FP

1. Results for 23rd FP (Jul. 2024) and actions from 24th FP (Jan. 2025) ...	P.5
2. 23rd FP (Jul. 2024) financial summary	P.6
3. 23rd FP (Jul. 2024) ~ Actual vs Forecast analysis ~	P.7
4. Details of Distribution in excess of earnings (Reference material)	P.8
5. 24th FP (Jan. 2025), 25th FP (Jul. 2025) forecast	P.9
6. Summary as of 23rd FP (Jul. 2024)	P.10
7. Progress towards Mid-term target (Reference material)	P.11
8. Recent topics ~ AEON MALL Ota Expansion Building ~	P.12-13
9. Recent topics ~ Example of revitalization investment in 23rd FP ~	P.14
10. Recent topics ~ Rent increases at overseas properties ~	P.15
11. Recent topics ~ Buyback and cancellation of investment units ~	P.16
12. Recent topics ~ Sustainability ~	P.17
13. Policies based on current business environment	P.18-19
14. Initiatives to enhance unitholder value ~ Cash management ~ ...	P.20
15. Initiatives to enhance unitholder value ~ Buyback and cancellation of investment units ~	P.21
16. Initiatives to enhance unitholder value ~ Strengthening portfolio quality ~ ...	P.22-23
17. Notes (I)	P.24-25

II. AEON REIT's Strengths

1. AEON REIT's Strengths	P.27
2. "Community Infrastructure Asset" localized successfully	P.28
3. Points of the "Community Infrastructure Asset"	P.29
4. Stability of "Community Infrastructure Asset" and its rent ...	P.30
5. External growth ~ Diversification of acquisition methods ~	P.31
6. External growth ~ Selective investments backed by Pipeline Support ~ ..	P.32
7. External growth ~ Further growth backed by Pipeline Support ~	P.33
8. Internal growth ~ Enhancing values of properties ~	P.34
9. Financial policy ~ Stable funding ~	P.35
10. Financial policy ~ Trend of index ~	P.36
11. Risk management ~ Resilient to natural disasters ~	P.37
12. High ability of generating cash-on-hand	P.38
13. Sustainability Initiatives	P.39-45
14. Management message	P.46
15. Notes (II)	P.47-48

Table of contents (2/2)

III. Appendix 1 Features of AEON REIT Investment Corporation

1. Corporate philosophy and policy	P.50
2. Portfolio development policy	P.51
3. Summary of portfolio (as of Jul. 31, 2024)	P.52
4. Properties owned by AEON REIT (as of Jul. 31, 2024)	P.53
5. Expansion of asset size since listing	P.54
6. Growth of DPU and NAV per unit	P.55
7. Transition of Property Tax Benefit from asset acquisition	P.56
8. Overview of overseas properties	P.57
9. Schemes for acquisition of overseas properties	P.58
10. Overview of logistics facilities	P.59
11. About AEON Group (1/3) ~ Pipeline support ~	P.60
12. About AEON Group (2/3) ~ Overview of the group ~	P.61
13. About AEON Group (3/3) ~ Major large-scale retail properties ~	P.62
14. Notes (III)	P.63

IV. Appendix 2 Numeric data

1. Balance Sheet of 23rd FP (as of Jul. 31, 2024)	P.65
2. Statements of income of 23rd FP	P.66
3. Portfolio list	P.67-68
4. Appraisal value	P.69-70
5. Major revitalization investments with rent increase	P.71
6. Revitalization investment cases	P.72
7. Transition of Repair & Maintenance and Capital expenditure....	P.73
8. Performance trends of stores in the portfolio	P.74-75
9. Average cap rate	P.76
10. Status of debts	P.77-79
11. Unit price chart	P.80
12. Composition of unitholders	P.81
13. Notes (IV)	P.82-83
14. Disclaimer	P.84

23rd FP(Jul. 2024) Financial Results Presentation Material

I. 23rd FP Financial Result / Forecast for 24th FP and 25th FP

Results for 23rd FP (Jul. 2024) and actions from 24th FP (Jan. 2025)

Pursuing both

Stability of DPU



Growth of EPU

1 Secured DPU as disclosed, while flexibly responding to environmental changes such as rising interest rates and inflation.

Stability

Although there was an impact from the Noto Peninsula Earthquake caused in 2024, earthquake insurance minimized the impact on distributions.

Growth

Increased rent by renewing CPI-linked contract of overseas properties and implementing revitalization investments to domestic properties.

Stability
Growth

As a countermeasure to the increase of repair & maintenance cost, realized a revitalization investment which is reducing initial costs than before.

Growth

Acquired AEON MALL Ota expansion building. DPU reached **3,340 yen, +5 yen** from initial forecast.

2 While achieving investment opportunities and reviewing investment conditions, promoted initiatives to maintain and improve unitholder value.

Growth

Seeking acquisition opportunities of AEON Group managed properties with different asset types while exploring various contract forms.

Growth

Pursue further revitalization investment opportunities in line with Aeon Group's revitalization policy for existing domestic malls.

Stability
Growth

Decided to buyback and cancel investment units, considering the current market environment.

23rd FP (Jul. 2024) financial summary

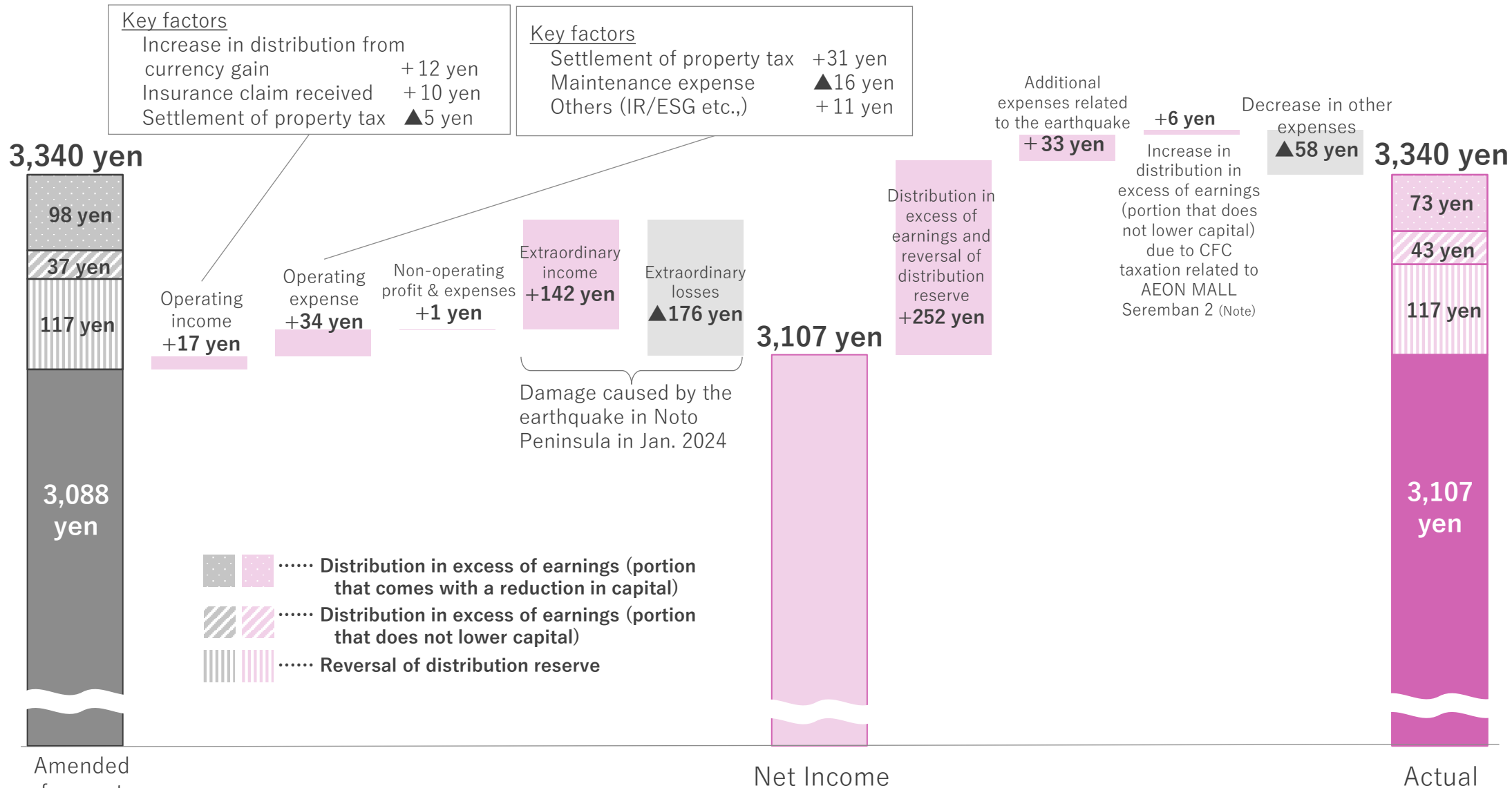
Due to the acquisition of AEON MALL Ota expansion building, DPU ended up at 3,340 yen, an increase of 5 yen.

(Unit : million yen)

	23rd FP Ended Jul. 31, 2024						
	Result	Amended Forecast (Apr. 15, 2024)	Differences	Main difference factors	Initial Forecast (Mar. 18, 2024)	Differences	Main difference factors
Operating Revenues	21,161	21,125	+35	Operating Revenues • Currency gain +25 • Insurance claim received +20	21,009	+151	Operating Revenues • Increase in leasing business income +103 • Currency gain +25 • Insurance claim received +20
Operating Expenses	13,491	13,563	▲ 72	Leasing business expenses • Decrease in Taxes and public dues ▲65 • Increase in repair & maintenance expense +23	13,304	+187	Leasing business expenses • Increase in repair & maintenance expense +192 • Increase in depreciation +89 • Decrease in Taxes and public dues ▲65
Leasing business expenses	12,340	12,380	▲ 39	Other operating expenses • Decrease in other expenses (IR/ESG related expenses, etc.) ▲23 • Decrease in commission expenses ▲10	12,118	+221	Other operating expenses • Decrease in other expenses (IR/ESG related expenses, etc.) ▲18 • Decrease in commission expenses ▲10
Other operating expenses	1,150	1,183	▲ 33		1,185	▲ 34	
Operating Income	7,670	7,562	+108	Extraordinary Income • Insurance claim for the earthquake in Noto Peninsula in Jan. 2024	7,705	▲ 35	Extraordinary Income • Insurance claim for the earthquake in Noto Peninsula in Jan. 2024
Ordinary Income	6,670	6,560	+110		6,706	▲ 36	
Extraordinary Income	302	-	+302	Extraordinary Loss • Damage caused by the earthquake in Noto Peninsula in Jan. 2024	-	+302	Extraordinary Loss • Damage caused by the earthquake in Noto Peninsula in Jan. 2024
Extraordinary Loss	373	-	+373		-	+373	
Net Income	6,598	6,559	+39		6,705	▲ 107	
Net Income per unit (yen)	3,107	3,088	+19	Distribution in excess of earnings (portion that comes with a reduction in capital) • Equivalent to the damage caused by the earthquake in Noto Peninsula in Jan. 2024 +33 • Reduction in other expenses ▲58	3,157	▲ 50	Distribution in excess of earnings (portion that comes with a reduction in capital) • Equivalent to the construction cost related to AEON MALL Ota expansion building +74 • Equivalent to the damage caused by the earthquake in Noto Peninsula in Jan. 2024 +33 • Reduction in other expenses ▲58
Reversal of distribution reserve per unit (yen)	117	117	-		117	-	
Distribution in excess of earnings (portion that does not lower capital) (yen)	43	37	+6		37	+6	
Distribution in excess of earnings (portion that comes with a reduction in capital) (yen)	73	98	▲ 25		24	+49	
Distributions per Unit (yen)	3,340	3,340	-		3,335	+5	
NOI	13,954	13,913	+40		13,962	▲ 8	
Repair & maintenance expense	1,474	1,441	+33		1,281	+193	
Capital expenditure	1,785	1,943	▲ 158		1,943	▲ 158	

Number of investment units issued in the 23rd FP : 2,123,952 units

23rd FP (Jul. 2024) DPU ~ Actual vs Forecast analysis ~



Number of investment units issued in the 23rd FP: 2,123,952 units
 *The total amount may not match the posted value due to rounding.

Details of Distribution in excess of earnings (Reference material)

Supplementary explanation on distribution in excess of earnings

Distribution in excess of earnings

	1	2
Category	Distributions of allowance for temporary difference adjustments Distribution in excess of earnings that does not lower capital	Distribution with decrease of investment capital under tax laws Distribution in excess of earnings that comes with a reduction in capital
Details	Distribution to reduce (avoid) tax burden from discrepancy in tax profit and accounting profit	Distribution that uses depreciation etc. as its source to meet forecast DPU
Examples	Amortization of fixed-term leasehold, amortization following the booking of asset retirement obligations, etc.	If source of distribution is temporarily reduced due to reasons other than those outlined in ① Example : <ul style="list-style-type: none"> ▶ One-off expenses that strengthen the competitiveness of properties, or lead to maintaining / enhancing its functions ▶ Natural disasters and other unexpected contingencies

Image of use in FP23

- ▶ Draw down the entire distribution reserve, and use it to pay distribution in excess of earnings
- ▶ Pay out both ① ② as distribution in excess of earnings (Note)

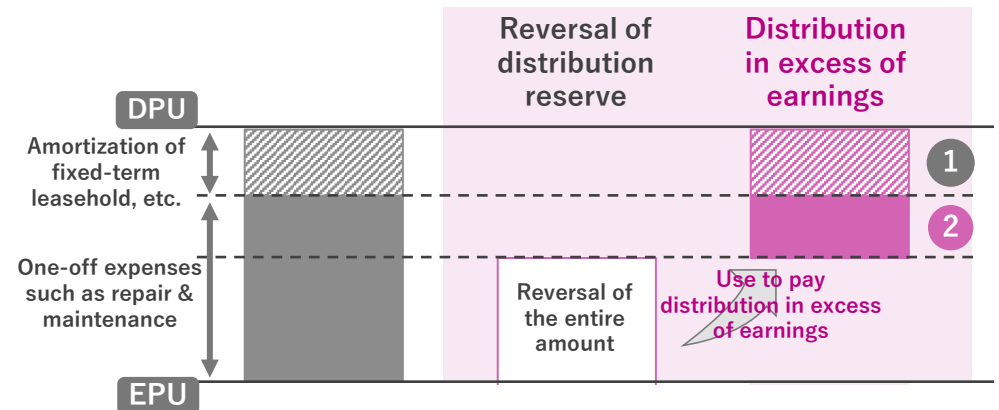
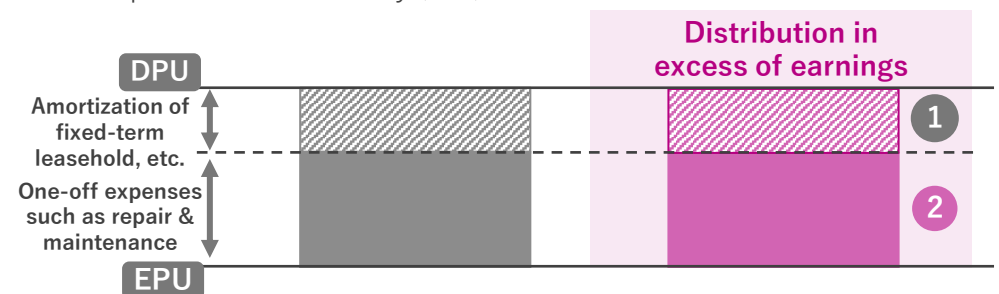


Image of use in FP24 onwards

- ▶ Will only use distribution in excess of earnings in FP24 onwards
- ▶ Distribution ① will be paid out every FP, distribution ② will be paid out if necessary (Note)



24th FP (Jan. 2025), 25th FP (Jul. 2025) forecast

Rent increase due to acquisition of AEON MALL Ota expansion building contributing to full period

(Unit : million yen)

	24th FP Ending Jan. 31, 2025				25th FP Ending Jul. 31, 2025		
	Forecast Announced on Sep. 13, 2024	Forecast Announced on Apr. 15, 2024	Differences	Main difference factors	Forecast Announced on Sep. 13, 2024	Differences	Main difference factors
Operating Revenues	21,175	21,218	▲42	Operating Revenues • Decrease in rent revenue ▲54 • Increase in dividends received +10 Leasing business expenses • Increase in repair & maintenance expense +224 • Decrease in taxes and public dues ▲65 • Decrease in depreciation ▲34 • Increase in property insurance +19	21,197	+22	Operating Revenues • Increase in leasing business income +14 Leasing business expenses • Increase in repair & maintenance expense +114 • Decrease in depreciation ▲96 • Increase in property insurance +35 • Increase in Taxes and public dues +14 Other operating expenses • Decrease in asset management fee ▲11 Non-operating expenses • Increase in borrowing related expenses +17
Operating Expenses	13,397	13,262	+135		13,446	+49	
Leasing business expenses	12,173	12,030	+143		12,243	+69	
Other operating expenses	1,223	1,231	▲7		1,203	▲20	
Operating Income	7,777	7,956	▲178		7,751	▲26	
Non-operating expenses	1,055	1,055	-		1,072	+17	
Ordinary Income	6,722	6,900	▲178		6,678	▲44	
Net Income	6,721	6,899	▲178		6,677	▲44	
Net Income per unit (yen)	3,164	3,248	▲84		3,143	▲21	
Distribution in excess of earnings (portion that does not lower capital) (yen)	37	37	-	37	-		
Distribution in excess of earnings (portion that comes with a reduction in capital) (yen)	149	65	+84	170	+21		
Distribution per unit (yen)	3,350	3,350	-	3,350	-		
NOI	14,200	14,431	▲230	14,050	▲150		
Repair & maintenance expense	1,231	1,007	+224	1,346	+114		
Capital expenditure	1,769	2,648	▲878	1,991	+221		

Precondition: Currency rate used for the forecast of 24th FP and 25th FP : 1RM = 31.50 JPY, Number of investment units issued in the 24th FP and 25th FP : 2,123,952 units

Summary as of 23rd FP (Jul. 2024)

Asset size of 49 properties (Note 1)

473.8 bn yen

Portfolio NOI yield

6.0%

NOI yield after depreciation

3.7%

Unrealized gain (Note 2)

+ 88.2 bn yen

(+3.6 bn yen from
the end of 22nd FP)

Distribution per unit

3,340 yen

(Initial forecast 3,335 yen)

NAV per unit

154,493 yen

(+1,707 yen from
the end of 22nd FP)

LTV (including deposits)

44.3%

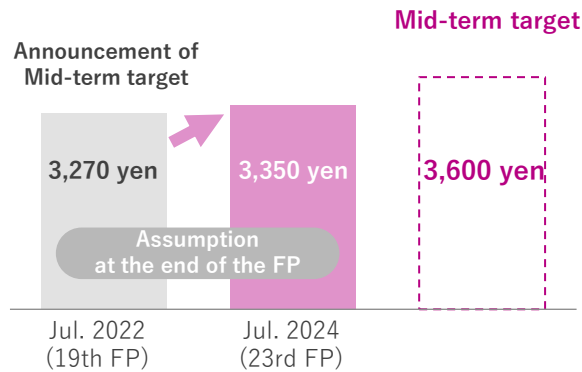
LTV (excluding deposits)

41.1%

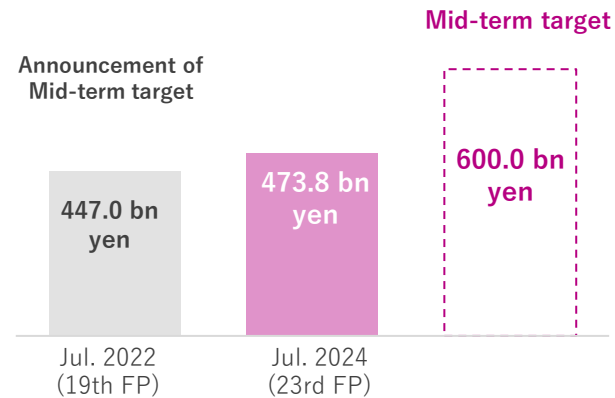
Progress towards Mid-term target (Reference material)

Stabilized DPU ~ Top Priority ~

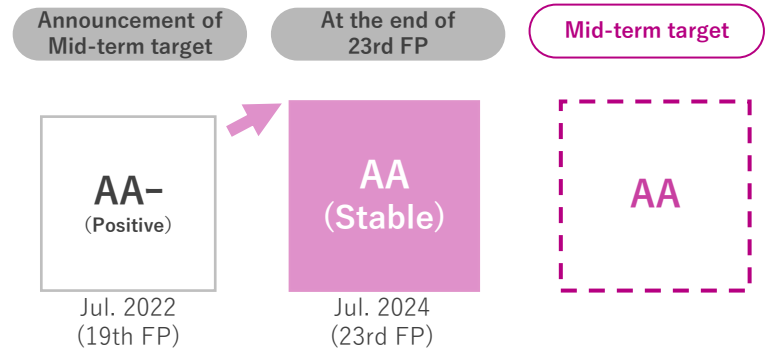
(Note 1)



Asset size ~ Priorities ~

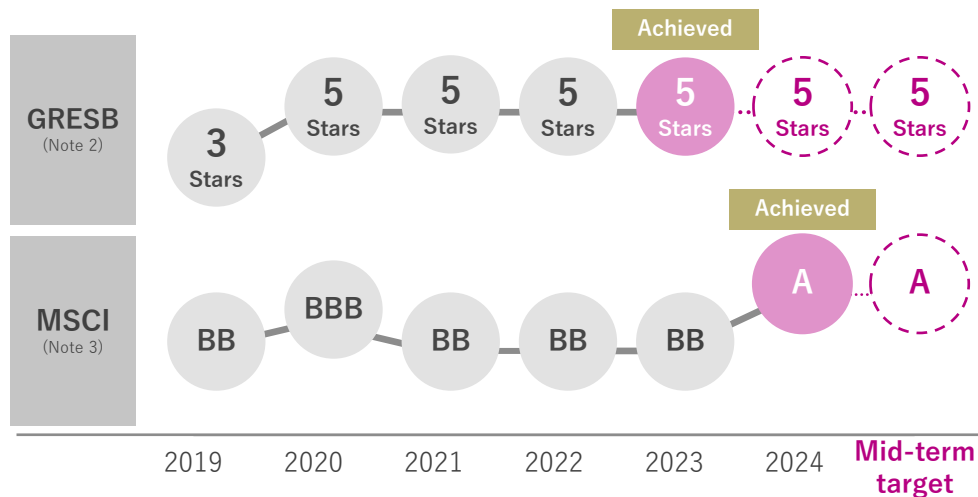


Long term issuer rating (JCR) ~ Priorities ~

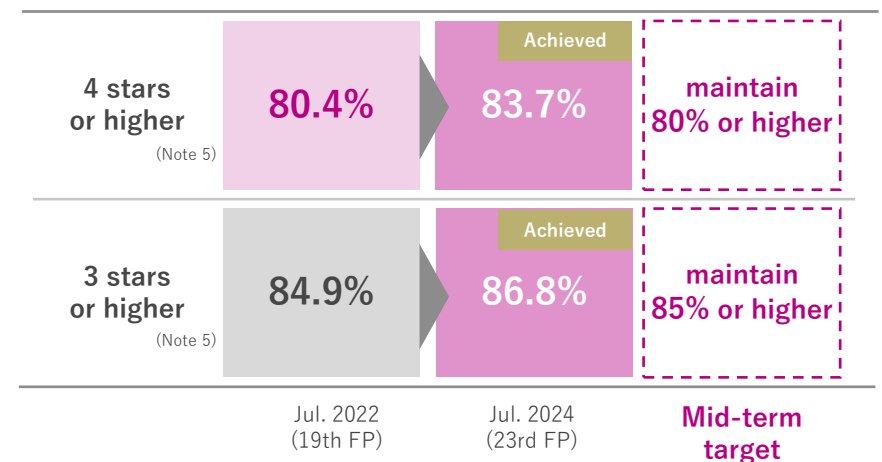


Sustainability ~ Priorities ~

External evaluation (GRESB Rating and MSCI ESG Ratings)



Ratio of third-party certification (Note 4)



Recent topics ~ AEON MALL Ota Expansion Building (1/2) ~

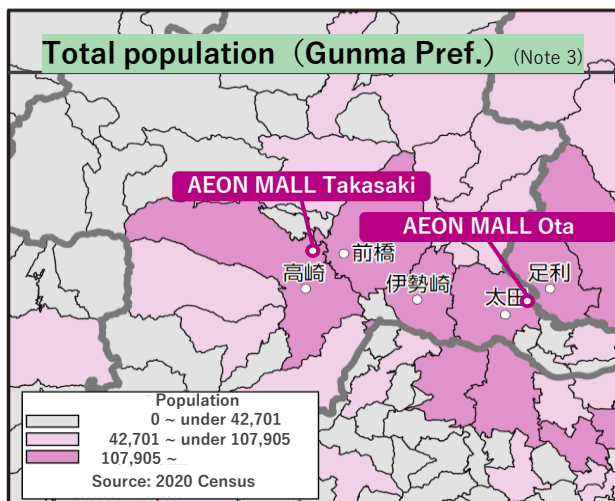
Acquired AEON MALL Ota Expansion Building by succeeding position as client under the construction contract.



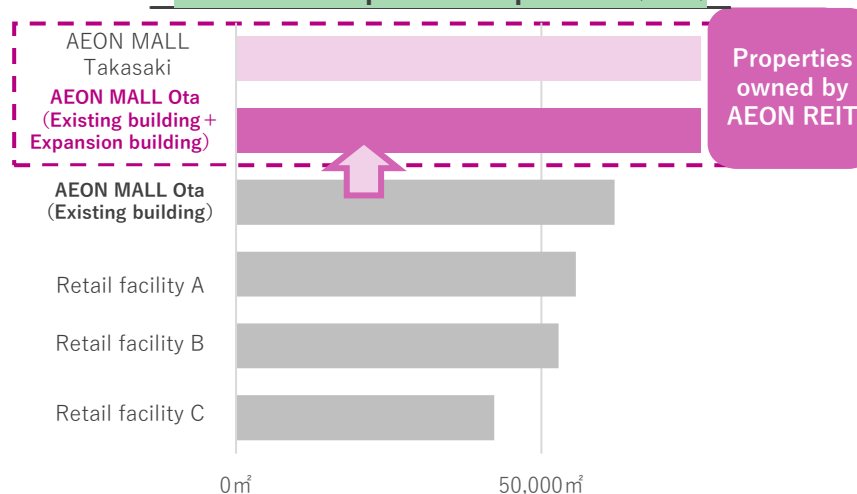
Overview of acquired property

	Existing building (as of end of 22nd FP)	Existing building +Expansion building (as of time of announcement on April 15, 2024)
Acquisition price	6.8 bn yen	12.4 bn yen (Expansion building 5.5 bn yen)
Appraisal value (unrealized gain) (Note 1)	8.2 bn yen (1.9 bn yen)	14.3 bn yen (2.4 bn yen)
Annual NOI (Note 2)	546 mm yen	972 mm yen
Completion date	Existing building : Nov. 17, 2003	Expansion building : Mar. 8, 2024
Gross floor area	93,165 m ²	114,214 m ²
Lease term	20yrs (until Nov. 2033)	30.4yrs (until Apr. 2044)
[Portfolio] Age of building	18.5yrs	18.3yrs

Positioning of our properties within Gunma Prefecture



Store floor space comparison (Note 4)

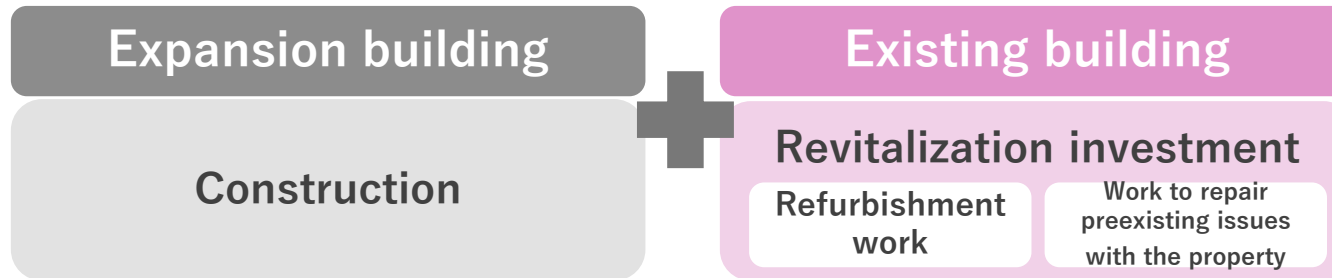


- ▶ Secured share in Gunma Pref., through ownership of AEON MALL Ota and AEON MALL Takasaki
- ▶ Expanded share of properties owned in the densely populated areas in Gunma Pref.
- ▶ Evolved into one of the largest retail facilities in Gunma Pref., through the construction of the expansion building

Recent topics ~ AEON MALL Ota Expansion Building (2/2) ~

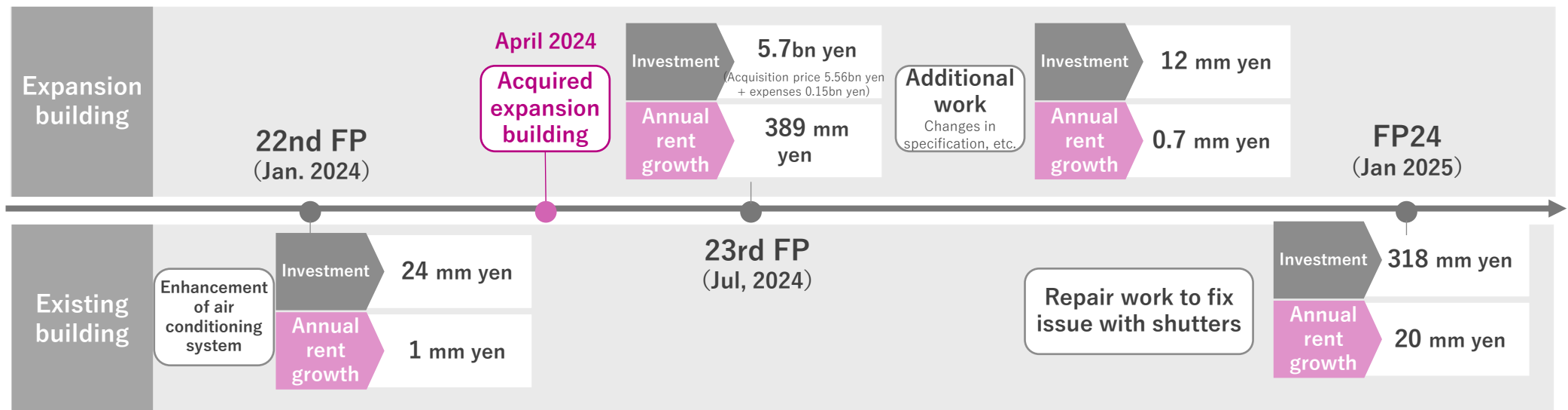
Creation of investment opportunities starting with the construction of expansion building

- ▶ Considered investment opportunities in existing building starting with the construction of expansion building
- ▶ Implemented refurbishment work and work to repair pre-existing issues for the existing building and realized an investment to enhance the overall value of AEON MALL Ota



Changes in rent following investments in expansion building and existing building

- ▶ Expecting further rent increases in 24th FP (Jan 2025) following additional construction work after the acquisition of the expansion building, and work to repair preexisting issues with the existing building



Recent topics ~ Example of revitalization investment in 23rd FP ~

Conducted revitalization investment that leads to property value enhancement, and achieved rent growth

AEON LakeTown mori

Type of construction	Investment	Rent growth / Investment (annual)
Renewal work around entrance area	92mm yen	+5.4%

- ▶ Conducted renewal of area near entrance of facility that is connected via the deck, to secure smooth customer traffic with Lake Town Outlet
- ▶ Installed lighting equipment to improve brightness and visibility, to enhance customers' comfort when shopping



Entrance



Surrounding area (Garden Walk)

AEON MALL Narita

Type of construction	Investment	Rent growth / Investment (annual)
Renewal of disabled parking area	62mm yen	+6.1%

- ▶ Renewed the parking system in 2 disabled parking lots, adding car number plate recognition
- ▶ Repaired the asphalt of the area at the same time, creating a parking lot that can accommodate customers in comfort



Before



After

Recent topics ~ Rent increases at overseas properties ~

Achieved steady internal growth through rent increases in CPI-linked contracts

Contract form that allows periodic rent increases

Contract form of overseas properties

Fixed rent agreement (10-year lease term)	CPI-linked revision (every 3 years)	Net lease
--	--	-----------

Details of the properties



AEON Taman Universiti Shopping Centre	
Acquisition year	Jun. 2014
Acquisition price (Note 1)	RM 20 mm (658 mm yen)



AEON MALL SEREMBAN 2	
Acquisition year	Sep. 2016
Acquisition price (Note 2)	RM 215 mm (5,252 mm yen)

Rent increase since acquisition

AEON Taman Universiti Shopping Centre

20% increase
in 10 years since acquisition

Years of rent revision

2017, 2020, 2023,
2024

First contract renewal
due to expiration of ML contract (Jun. 2024)

Consulted with ML and
realized rent increase ahead of schedule.

Contract term	Up to 10 years (2 yrs + 8 yrs option)	Rent revision	Rent increases based on CPI at contract renewal
---------------	--	---------------	---

AEON MALL SEREMBAN 2

11% increase
in 8 years since acquisition

Years of rent revision

2019, 2022
Next coming : 2025 (planned)

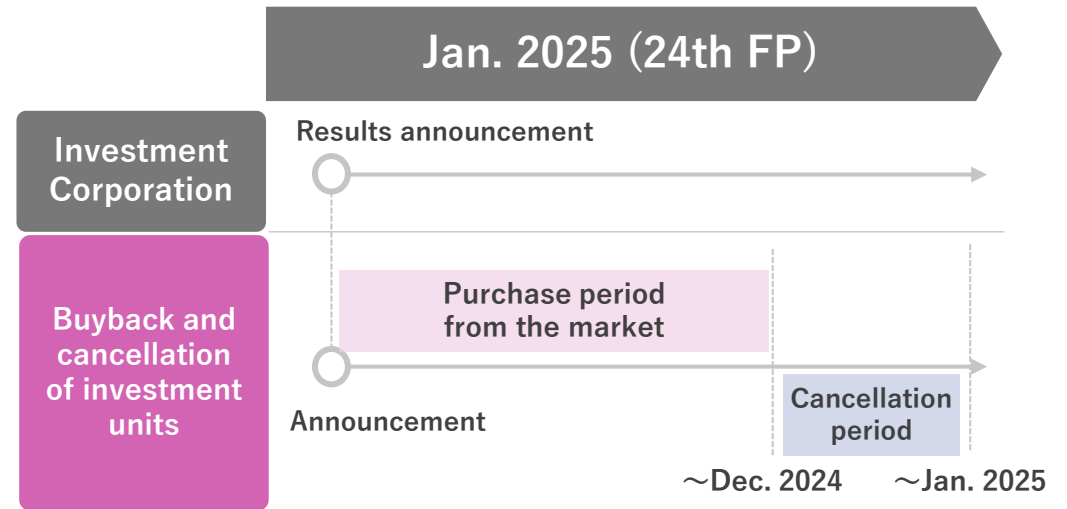
Recent topics ~ Buyback and cancellation of investment units ~

Terms of buyback (Note)

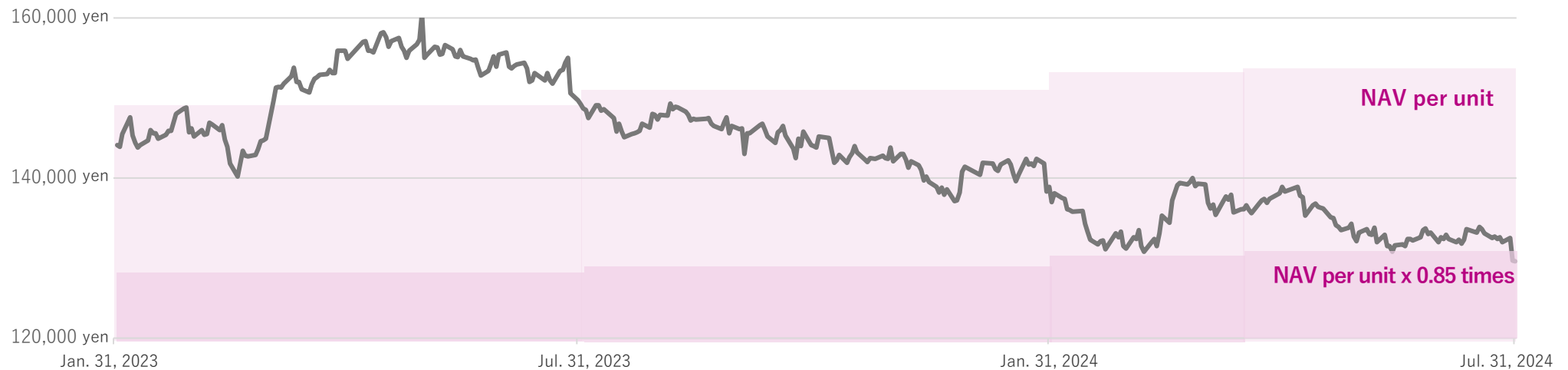
Will consider to decide to acquire
Based on NAV per unit x 0.85 times level

Total no. of investment units that can be purchased (upper limit)	24,000 units (1.1% of outstanding investment units)
Total amount of investment units to be purchased (upper limit)	3,000 mm yen
Purchase period	Sep. 17, 2024 ~ Dec. 30, 2024

Expected schedule



Trend of investment unit price (and NAV per unit)



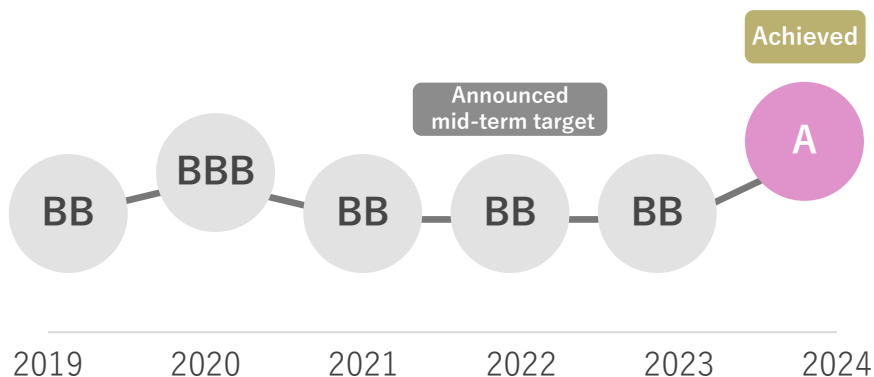
Recent topics ~ Sustainability ~

2024 MSCI ESG rating (Note 1)

- ▶ Acquired “A” rating in the 2024 evaluation, thanks to improved disclosure including the Sustainability Report and our website.
- ▶ Achieved mid-term targets announced in Sept 2022.
- ▶ Will continue initiatives to maintain and further improve evaluation.



Trend of MSCI ESG rating



Third party certifications

- ▶ Re-obtained certifications for 3 properties.
- ▶ AEON MALL Kushiro-Showa was upgraded from 3 stars to 4 stars.
- ▶ As a result, the ratio of properties with certifications of 4 stars or higher (Note 2) rose by 1.2%.
- ▶ Maintained certification ratio for 3 stars or higher (Note 2).

Properties certified in 23rd FP (all were re-certifications)

Certification	Property	Rank
DBJ Green Building	AEON MALL Kushiro-Showa	2024★★★★
	AEON MALL Shimotsuma	2024★★★★
CASBEE	AEON MALL Kofu Showa	Rank S

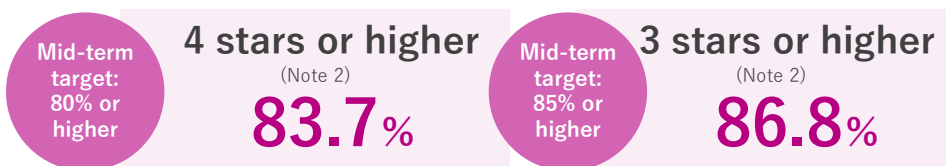


AEON MALL Kushiro-Showa



AEON MALL Kofu Showa

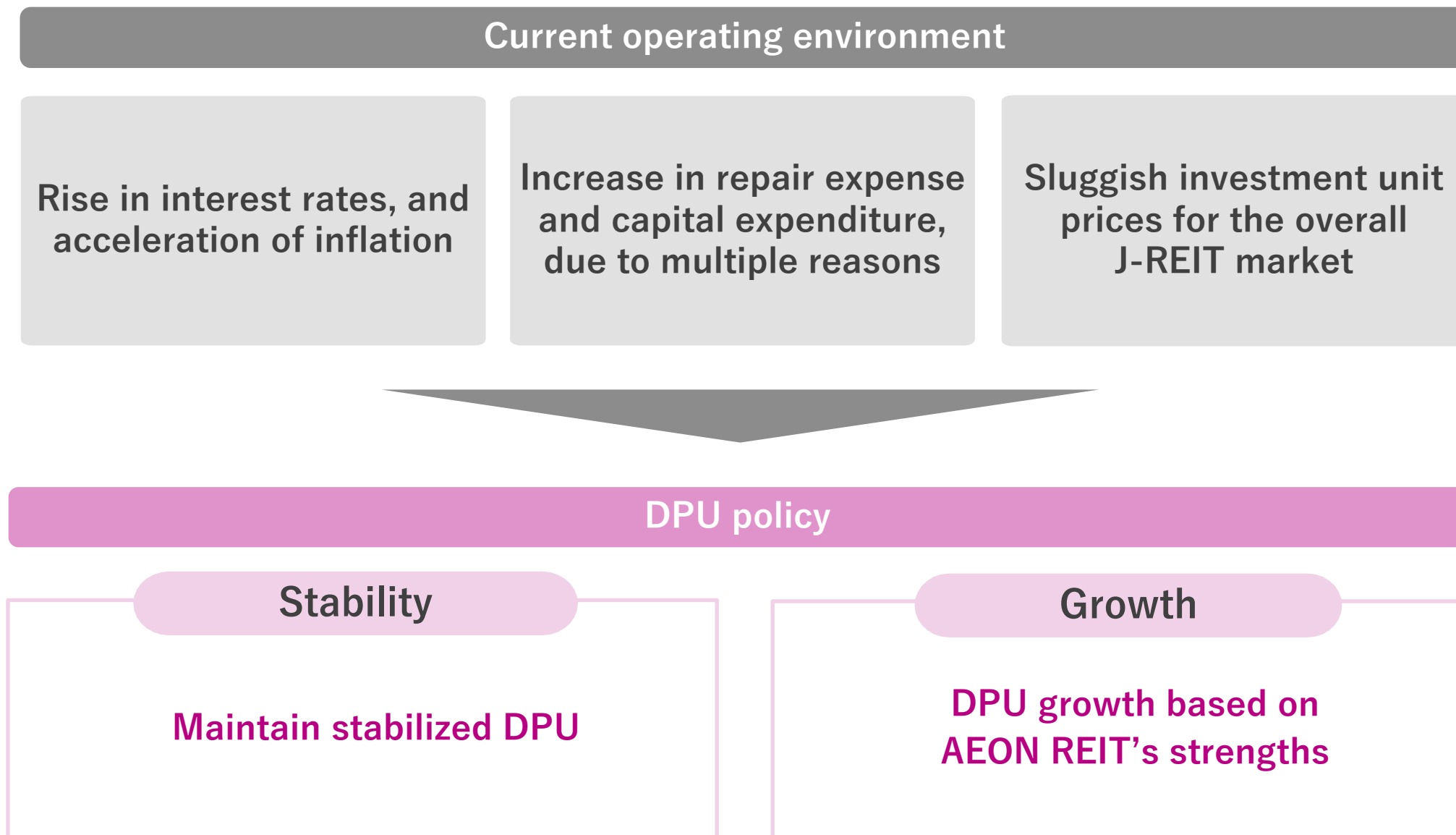
Ratio of certified properties (Note 3,4) (Based on total leasable area/as of Jul. 2024)



* THE USE BY AEON REIT INVESTMENT CORPORATION OF ANY MSCI ESG RESEARCH LLC OR ITS AFFILIATES ("MSCI") DATA, AND THE USE OF MSCI LOGOS, TRADEMARKS, SERVICE MARKS OR INDEX NAMES HEREIN, DO NOT CONSTITUTE A SPONSORSHIP, ENDORSEMENT, RECOMMENDATION, OR PROMOTION OF AEON REIT INVESTMENT CORPORATION BY MSCI. MSCI SERVICES AND DATA ARE THE PROPERTY OF MSCI OR ITS INFORMATION PROVIDERS, AND ARE PROVIDED 'AS-IS' AND WITHOUT WARRANTY. MSCI NAMES AND LOGOS ARE TRADEMARKS OR SERVICE MARKS OF MSCI.

Policies based on current business environment (1/2)

Maintain stabilized DPU despite the tough environment, and aim for growth

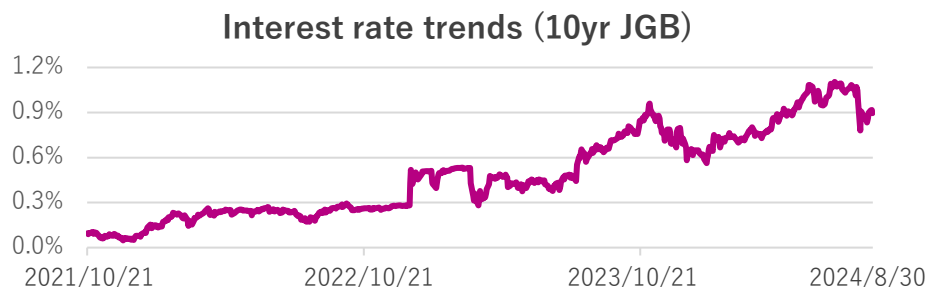


Policies based on current business environment (2/2)

Rise in interest rate and expenses continues. Aim to stabilize and grow DPU through various measures.

Continuous rise in interest rates

- ▶ Interest rates continue to rise



Increase in repair expenses and capital expenditure, due to multiple reasons

- ▶ Due to reasons including the following, repair expenses and capital expenditure investments are on the rise

Rise in construction costs due to inflation etc.

Increase in repair expenses per property, due to properties getting older

Shift from hygiene investments during COVID, to investments to attract more visitors

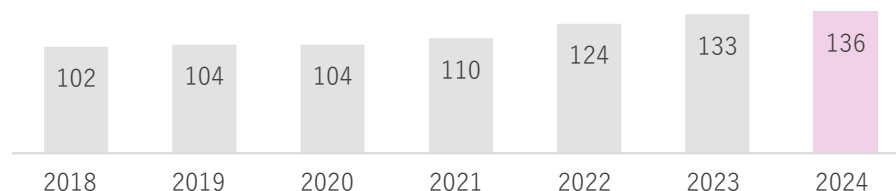
Future policy

- ▶ While long-term fixed-interest financing will continue to be our policy, we will consider shortening the average duration, as well as utilizing floating interest, based on the funding environment

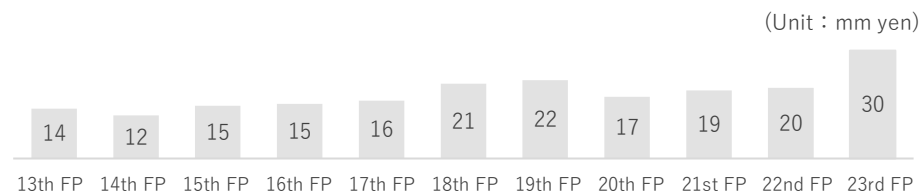
Financial data

Interest-bearing debt	188.4 bn yen
(out of which, debt maturing in Oct 2024)	19.5 bn yen
Average duration	7.5 yrs
Funding cost (Note 1)	0.87%
Long-term debt ratio	100%
Fixed-interest ratio	97.8%

Price index of construction materials (Year 2015 = 100) (Note 2, 3)



Repair costs per property at AEON REIT



Future initiatives shown in P.22

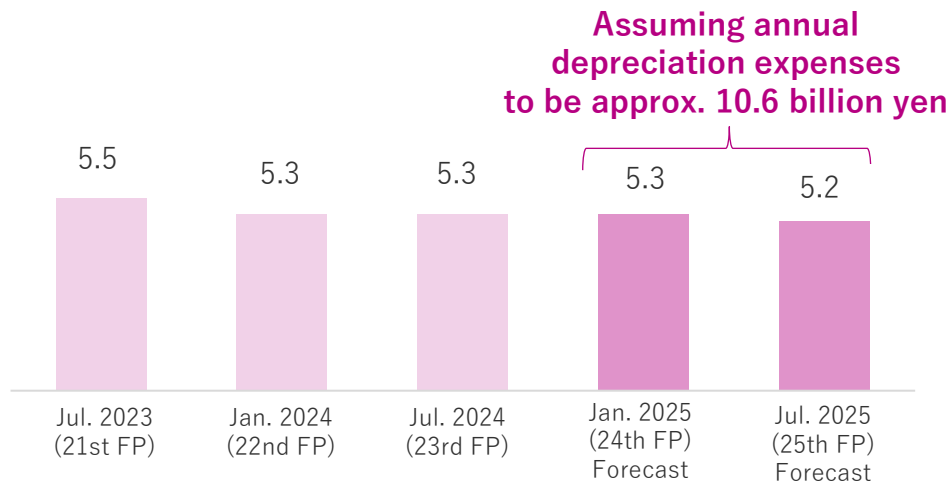
Initiatives to enhance unitholder value

~ Cash management ~

Will continue to invest appropriately with our abundant cash on hand generated from depreciation expenses according to the situation of the environment.

Depreciation expenses, the source of our cash on hand

Transition of depreciation expense (Unit: billion yen)

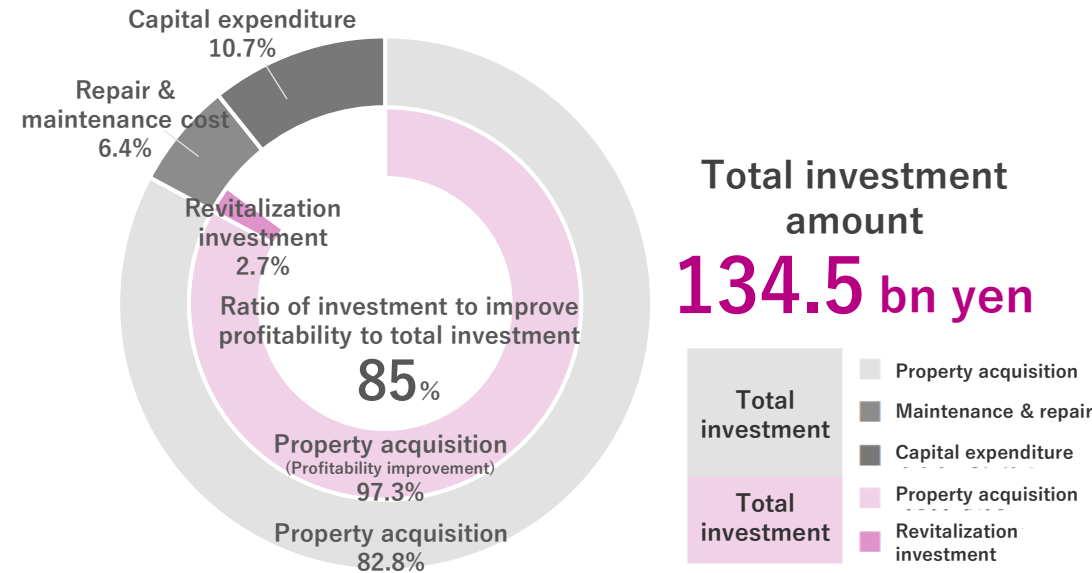


Cash-on-hand utilization simulation (Calculated with 5.0 bn yen) (Note 1)

	DPU	LTV	FCF
Improve profitability Property acquisition, etc.	Approx. 43 yen increase	No change	0.1 bn yen increase
Stabilize financial base LTV control, etc.	Approx. 10 yen increase	Approx. 0.6% decrease	No change
Capital policy (Note 2,3) Share buyback, etc.	Approx. 40 yen increase	No change	No change

Investment effect by utilizing cash on hand

Ratio of investment to improve profitability to total investment (totalization between 14th FP ~ 23rd FP)



Examples of utilization of cash-on-hand

Property acquisition
Additional construction



AEON MALL Ota (expansion building)
5.5 bn yen

Investment related to development of expansion building



AEON MALL Ota (existing building)
0.3 bn yen

Property acquisition
Revitalization work to improve competitiveness



AEON Ueda SC
6.5 bn yen

Initiatives to enhance unitholder value

~ Buyback and cancellation of investment units ~

Utilize cash on hand flexibly, as part of our strategic cash management

Objective & rationale of purchasing and cancelling our own investment units

Background

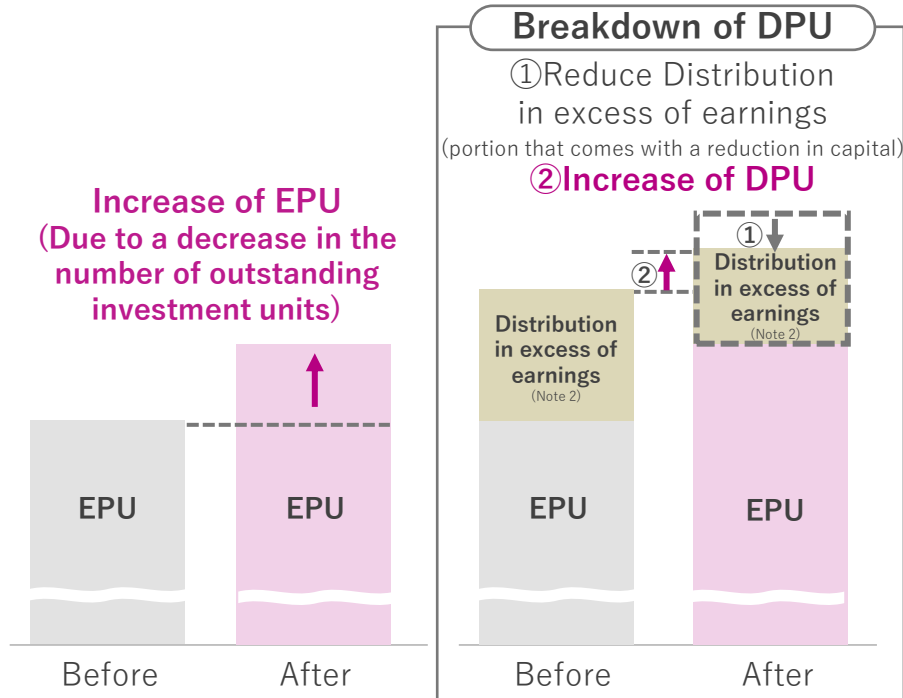
- ▶ Continuing the policy of utilizing abundant cash on hand
- ▶ Extremely low investment unit price
- ▶ Responding to the increase of distribution in excess of earnings

Objective

Improving unitholder value through flexible capital policy

- ▶ Increase in EPU as unitholder return
- ▶ DPU increase with reducing distribution in excess of earnings

Image of DPU before and after the buyback and cancelation (Note 1)



【For reference】

If purchase does not take place at the upper limit of the purchase price

- ▶ No change to policy of using cash on hand.
- ▶ Will consider various uses, depending on the situation

Improve profitability

Use to acquire properties

Stabilize financial base

Repay interest-bearing debt

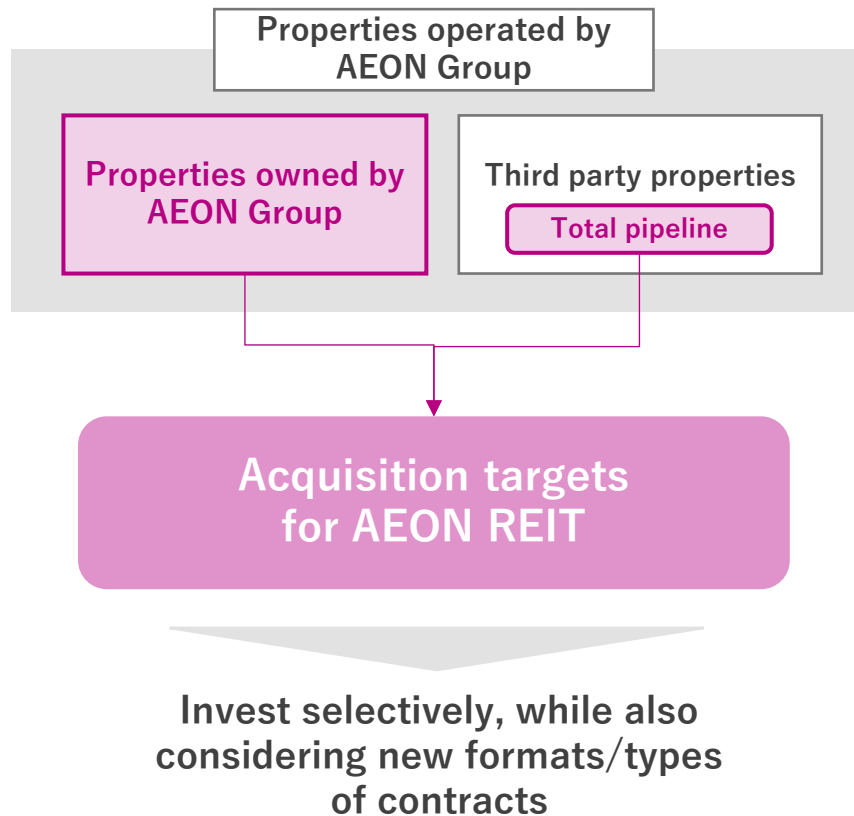
Initiatives to enhance unitholder value

~ Strengthening portfolio quality (1/2) ~

Consider initiatives for both new and existing properties, with the aim of improving and strengthening portfolio quality

New properties

- ▶ Carefully select properties from those operated by the AEON Group, and continuously pursue acquisition opportunities
- ▶ Consider formats and types of contracts different from the past, when newly signing contracts

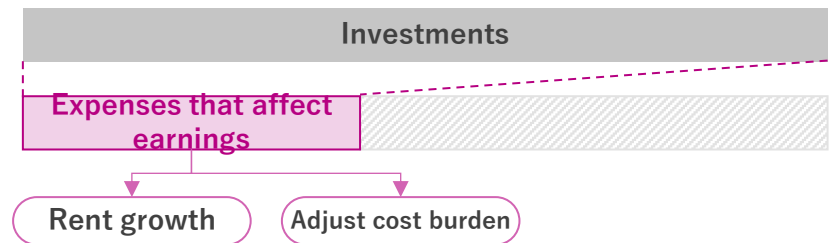


Existing properties

- ▶ Consider various actions, including reviewing investment criteria, based on future profitability of each property

1 Negotiations regarding expenses that affect earnings

- ▶ Negotiate with master lessee about rent growth and cost burden, for expenses that affect earnings within AEON REIT's investments



2 Even more rigorous selection of investments, based on property characteristics

- ▶ Be even more rigorous in selecting investments, based on property characteristics, and prioritize investments

3 Consider disposals of existing properties

- ▶ Consider disposals and replacements, to maintain our high quality portfolio

Initiatives to enhance unitholder value

~ Strengthening portfolio quality (2/2) ~

Promote revitalization investments for existing properties, and enhance customer traffic and profitability

Revitalizations by the AEON Group

- ▶ Promoting large-scale revitalizations of existing malls in Japan by the whole of the AEON Group.
- ▶ **Expecting more opportunities for AEON REIT to invest in internal growth**

Group policy (excerpt)

Creating incentives for customers to visit, through renewals of facilities

Reshuffling of specialty stores

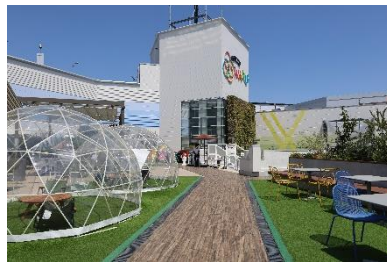


Revitalization of common areas, to create comfortable spaces and environments



“Moku-iku Hiroba”

Play area for children using local natural wood (AEON MALL Ota)



Outdoor terrace area

Customers can enjoy themselves in an open outdoor space (AEON MALL Kurashiki)

Contributes to revenue and profit growth

Example of large-scale revitalization in 23rd FP

~ AEON MALL Suzuka ~

- ▶ Conducted large-scale renewal of AEON MALL Suzuka in 23rd FP, through collaboration with the master lessee
- ▶ **Achieved rent growth while controlling initial expenses, through discussions with master lessee**

Details of revitalization

Investment	199mm yen	Rent growth / investment (annual)	+7.9%
------------	-----------	-----------------------------------	-------

- ▶ Master lessee brought in a large tenant, which opened its first store in Mie Prefecture, replaced tenants, and renovated the property
- ▶ Renovated the employee rest space, improving the work environment
- ▶ AEON REIT refurbished the top lights on the ceiling, and replaced the floors



New opening by large tenant



Refurbishment of ceiling top lights

Notes (I)

P.7 23rd FP (Jul. 2024) FP ~ Actual vs Forecast analysis ~

(Note) The CFC (Controlled Foreign Company) tax system is a system to combine the income of foreign subsidiaries that meets certain condition with the income of Japanese parent company in order to prevent tax avoidance using foreign subsidiaries. Since AEON MALL Seremban 2 is held through an overseas SPC, it falls under this tax system. In the 23rd FP, as a result of calculating the total income and dividends of overseas SPCs, distributions in excess of earnings (portion that does not lower capital) increased by 12 million yen (6 yen per unit).

P.8 Details of Distribution in excess of earnings (Reference materials)

(Note) The upper limit of Distribution in excess of earnings ② (distributions with decrease of investment capital under tax law) is 60% of the depreciation expense for the relevant fiscal period. In addition, if it is determined that it is inappropriate to implement Distribution in excess of earnings ② (distributions with decrease of investment capital under tax law) based on the economic environment, trends in the real estate market and leasing market, etc., the status of owned assets, financial status, etc., there is a possibility that Distribution in excess of earnings ② (distributions with decrease of investment capital under tax law) will not be made.

P.10 Summary as of 23rd FP (Jul. 2024)

(Note 1) Total acquisition price excluding expenses incurred when acquiring subject real estate etc. (brokerage fee, tax, etc.).

(Note 2) Unrealized gain is calculated by deducting the book value as of the end of the 23rd FP from the appraisal value as of the end of the 23rd FP.

P.11 Progress towards Mid-term target (Reference materials)

(Note 1) Stabilized DPU is the estimated amount of distribution per unit, calculated assuming that the accounting treatment of taxes and public dues of property tax, city planning tax, and other taxes (the “Taxes and Public Dues” in this Note) were recorded as rental business expenses from the time of acquisition of each assets (when the Taxes and Public Dues are not yet determined yet).

(Note 2) GRESB refers to the annual benchmark certifications that measure ESG considerations of real estate companies and funds, as well as the organization operating the certifications. The GRESB Real Estate Certification is a 5 level rating based on the global ranking of the total score.

(Note 3) MSCI is a financial services provider based in New York, USA. MSCI provides various tools to assist in investment decision making to institutional investors around the world, including asset managers, hedge funds and pension funds. The MSCI ESG rating analyzes how well companies are managing risks related to the Environment, Social and Governance, and its 7 ratings range from the highest AAA to the lowest CCC.

(Note 4) The ratio of properties with third party certifications is calculated by dividing the total rentable floor area of certified properties by that of all properties owned in Japan. Third party certification refers to the DBJ Green Building certification, CASBEE certification and BELS certification, etc.

(Note 5) ★ 4 or higher refers to “4 or 5 stars in the DBJ Green Building certification”, “Rank A or S in the CASBEE Real Estate Evaluation”, “4 or 5 stars in BELS”. ★3 or higher refers to “3, 4 or 5 stars in the DBJ Green Building certification”, “Rank B+, A or S in the CASBEE Real Estate Evaluation”, “3, 4 or 5 stars in BELS”

P.12 Recent topics ~ AEON MALL Ota Expansion Building① ~

(Note 1) Unrealized gain for “Existing building” is calculated as following; Appraisal value at the end of 22nd FP (ended Jan. 2024) – Book value at the end of 22nd FP (ended Jan. 2024). Unrealized gain for “Existing + Expansion buildings” is calculated as following; Appraisal value of entire building (including Expansion building) as of April 1, 2024 – (Book value of Existing building at the end of 22nd FP + anticipated Acquisition price of Expansion building).

(Note 2) Annual NOI of “Existing building” is the total of actual NOI for 21st FP (ended Jul. 2023) and 22nd FP (ended Jan. 2024) of the said property. Annual NOI of “Existing + Expansion building” is the income before deducting depreciation expenses, and is the NOI calculated using the direct capitalization method. The calculation is made by deducting Operating expenses from Operating income, which is mentioned in the Real estate appraisal value report for the entire building (including Expansion building) as of April 1, 2024.

(Note 3) “Total population (Gunma prefecture)” is made by the Asset Management Company based on the map data from “Portal Site of Official Statistics of Japan(e-STAT)”, displaying “Total population” sourcing from the research “Total number of population by gender and total number of households” - National Census (Ministry of Internal Affairs and Communications).

(Note 4) “Store area comparison” is made by the Asset Management Company based on publicly available information and market potential analysis conducted by BAC Urban Project Co., Ltd.

Notes (I)

P.15 Recent topics ~ Rent increases at overseas properties ~

(Note1) Acquisition price represents the total yen amount of the considerations actually paid by AEON REIT to AEON CO. (M)BHD. over several times, and is the amount (the sale and purchase price, etc., shown on the sale and purchase agreement, etc.) excluding expenses incurred on the acquisition of the property (commission, taxes and dues, etc.). The weighted average exchange rate calculated from the exchange rates applied at each payment was ¥32.92 to RM 1, rounded down to the second decimal place.

(Note2) The amount of Acquisition price indicates the value at which AEON REIT acquired AEON MALL SEREMBAN 2 from the seller through the Overseas SPC (the sale price, etc. stated in the sale agreement, etc., excluding the expenses (brokerage commissions, taxes and dues, etc.) that were required for the acquisition of AEON MALL SEREMBAN 2). The exchange rate used at the time of acquisition on September 30, 2016 (RM 1 = ¥24.43; rounded down to the second decimal place) is applied for the conversion from RM to Japanese yen.

P.16 Recent topics ~ Buyback and cancellation of investment units ~

(Note) Depending on the Investment Corporation's investment unit price level, liquidity of investment units, market trends, etc., neither the number of units to be acquired or the total acquisition price may not reach the upper limit, nor the acquisition may not occur at all.

P.17 Recent topics ~ Sustainability ~

(Note 1) MSCI is a financial services provider based in New York, USA. MSCI provides various tools to assist in investment decision making to institutional investors around the world, including asset managers, hedge funds and pension funds. The MSCI ESG rating analyzes how well companies are managing risks related to the Environment, Social and Governance, and its 7 ratings range from the highest AAA to the lowest CCC.

(Note 2) ★4 or higher refers to “4 or 5 stars in the DBJ Green Building certification”, “Rank A or S in the CASBEE Real Estate Evaluation”, “4 or 5 stars in BELS”. ★3 or higher refers to “3, 4 or 5 stars in the DBJ Green Building certification”, “Rank B+, A or S in the CASBEE Real Estate Evaluation”, “3, 4 or 5 stars in BELS”

(Note 3) The ratio of properties with third party certifications is calculated by dividing the total rentable floor area of certified properties by that of all properties owned in Japan. Third party certification refers to the DBJ Green Building certification, CASBEE certification and BELS certification, etc.

(Note 4) Calculated excluding rentable floor area of AEON MALL Ota expansion building acquired on Apr. 17, 2024.

P.19 Policies based on current business environment (2/2)

(Note 1) Weighted average interest rate on all the interest-bearing debt at the end of each financial period.

(Note 2) Created by the Asset Management Company based on the data “Yearly sectoral index for recent 6 years and monthly sectoral index for the most recent 13 months for 10 major cities and national average (among sectors of general construction, architecture, building repair and civil engineering)” written in “Construction material price index (2015 base)” disclosed by Construction Research Institute.

(Note 3) The data of 2024 is the average between Jan. to Jul.

P.20 Initiatives to enhance unitholder value ~ Cash management ~

(Note 1) DPU, LTV, and FCF shown in the "Cash-on-hand utilization simulation" are estimated based on the following conditions.

“Improve profitability” assumes the acquisition of properties with NOI yield of 6.0%, NOI yield after depreciation of 3.7%

“Stabilize financial base” assumes repayment of debt with an average interest rate of 0.9%

“Capital Policy” assumes acquisition and cancellation of treasury units at the price of 123,000 yen. Borrowing is to be repaid at the same time in order to maintain the LTV.

(Note 2) Assuming an investment unit price level of 0.8 times the NAV per unit of ¥154,493 at the end of the 23rd FP, rounded down to the nearest thousand yen.

(Note 3) Estimated based on approximately ¥2.2 bn in loan repayments and approximately ¥2.8 bn in purchases and cancellations of own investment units.

P.21 Initiatives to enhance unitholder value ~ Buyback and cancellation of investment units ~

(Note 1) Depending on the Investment Corporation's investment unit price level, liquidity of investment units, market trends, etc., neither the number of units to be acquired or the total acquisition price may not reach the upper limit, nor the acquisition may not occur at all.

(Note 2) It is the sum of “portion that does not lower capital” and “portion that comes with a reduction in capital” of distribution in excess of earnings.

23rd FP(Jul. 2024) Financial Results Presentation Material

II. AEON REIT's Strengths

AEON REIT's Strengths

External growth

▶ Investment in “Community Infrastructure Assets”

Investing in facilities responding to social changes and being supported by communities for a long time going forward.

▶ Pipeline support

Advantages of acquisition from abundant pipelines.

Internal growth

▶ Strong master lease agreement

Stable rent income based on Long-term and fixed master lease.

▶ Effective floor expansion and revitalization

Various measures aiming for strengthening competitiveness and maintaining and improving functions.

Financial strategy

▶ Funding stability

Realization of various procurement methods such as retail bonds and green finances.

Risk management

▶ Resilience to natural disasters

Strengthening resilience to natural disasters by utilizing earthquake insurance and diversifying investments by region.

Strategic cash management

▶ Cash-on-hand generation capability

Promotion of investment making use of abundant cash-on-hand generated from depreciation.

▶ Flexible use of cash-on-hand

Choosing the best option based on the situation.

Sustainability

- ▶ **Aiming to achieve sustainable society and secure stable profits for AEON REIT from mid- to long-term perspective**

“Community Infrastructure Asset” localized successfully

Community Infrastructure Assets defined by AEON REIT

- ▶ A community platform offering a range of tenants that is visited by people on a daily basis.
- ▶ A facility that responds flexibly to changes in the needs for daily life and environment which enables continuous operation for a long time going forward.
- ▶ A facility essential to communities that offers a place for community development.

Environmentally friendly facility



Reducing environment impact by installing solar panels such as solar carports

Drive-thru pick-up service



Prepared a lane for drivers who want to pick up items ordered on the web.

Services matching with people's lifestyle

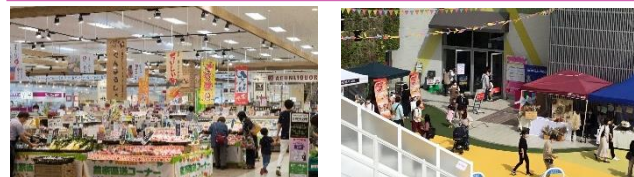


“Regi-go”: The shopping style without face-to-face communication and waiting at cash register.



Smooth checkout and point management through the iAEON app

Place for local exchanges and community activities



Sale of locally produced products, events for local residents, workshops, MALL walking and various other events are held.

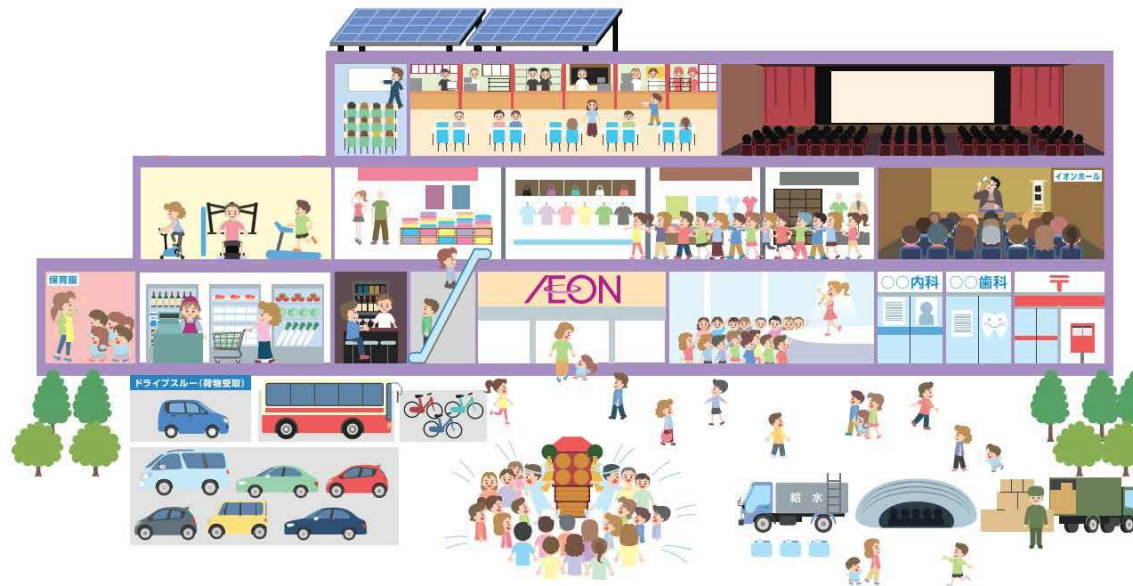
Used as a disaster control base



Signed disaster-relief cooperation agreement with Ground Self-defense Force and Japan Airlines.



Balloon shelter that becomes an evacuation space in the event of a disaster.



Tenants visited by consumers on a daily basis



Specialty stores that meet a wide range of needs to support the affluent lifestyles of residents.

Tenants providing public services



Post office, nursery school, clinic, and other tenants providing public services.

Points of the “Community Infrastructure Asset”

Location

Demographic change /
Trade area / Traffic access /
Competitive environment /
Development plan



Strength of trade area

Ex.

Trade Area

Trading area
population (Note 1)

approx.
440,000
(10km area)

Traffic access

Road Traffic (Note 2)
(AEON MALL Fukutsu)

approx.
43,000
(Hachioji Interchange on the
Chuo Expressway
Approx. 31,000)

Building Facility

Parking lot / Traffic line /
Equipment friendly
to Human and Environment /
Disaster prevention base



Robustness, Convenience

Ex.

Parking lot

Average number of
parking lots owned
by one commercial
facility (Note 3)

over **3,000**

Disaster prevention base

Comprehensive
cooperation agreement
with local government

100%
(Commercial facilities in Japan)

Operation

Customer attraction /
Operating performance /
Leasing / Public features



Various incentives to visit

Ex.

Occupancy rate

Occupancy rate
of end tenants (Note 4)

approx.
98%

Leasing

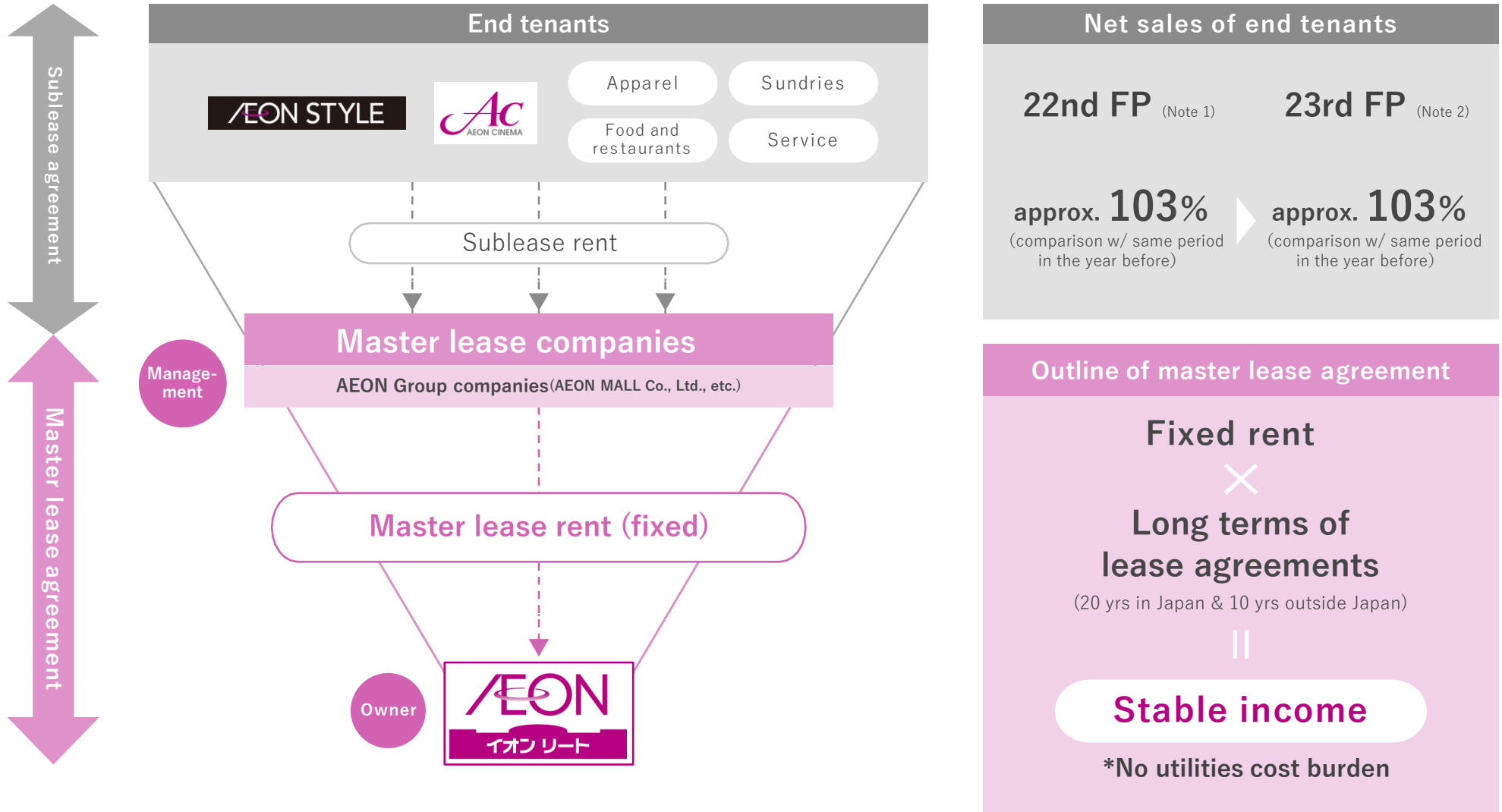
Total number of
commercial
facilities owned in
Japan

approx.
5,800
tenants

Stability of “Community Infrastructure Asset” and its rent

Acquiring top-class stores in each region, which are capable for responding to environmental changes, stable profit can be expected and have abundant neighborhood markets.

Stable rents are secured through master lease agreements based on fixed rents with AEON Group companies.



External growth ~ Diversification of acquisition methods ~

In light of environmental changes, expand external growth opportunities and aim to advance stabilized DPU

Method	Acquisition environment	Significance of acquisition
<p>Acquisition of large-scale commercial facilities</p> <p>Environment</p> <ul style="list-style-type: none"> Domestic large-scale commercial facility development is on the decline <p>Significance</p> <ul style="list-style-type: none"> Easier for stable income (due to the number of tenants, wide commercial area, etc.) High investment efficiency in terms of acquisition costs and practices. 	<p>1 Ownership, ordinary land lease</p> <ul style="list-style-type: none"> It used to be the main choice of development, however due to the revision of the Land and Building Lease act in 2008, the situation has changed and acquisition opportunities will decrease. <hr/> <p>2 Fixed-term leasehold for business purpose</p> <ul style="list-style-type: none"> Due to the legal revision, increased with newly built facilities Acquisition opportunities will increase 	<ul style="list-style-type: none"> Relatively more opportunities for acquisition in the past as many facilities had been built with these type of lands <hr/> <ul style="list-style-type: none"> Generates more cash as the facilities are relatively new Compared to ①, NOI yield tends to be relatively high As the lease period is relatively long, easier to plan for having the return from the investment <p>Issues and responses</p> <p>Amortization of leasehold, etc may occur</p> <p>Utilize distribution in excess of earnings (Distributions of allowance for temporary difference adjustments)</p>
<p>3 Diversification in property acquisition</p>	<p>Small and medium-sized properties, logistics facilities, etc.</p> <ul style="list-style-type: none"> Increased possibility of acquisition by expanding support contracts 	<ul style="list-style-type: none"> Diversifying portfolio Relatively more properties that are easier to acquire flexibly with small amount
<p>4 Dealing with property development</p>	<p>Construction of expansion building, rebuilding, etc</p> <ul style="list-style-type: none"> AEON Group promotes the use of unused space within the premises to improve the profitability of existing properties Redevelopment of aged properties will be considered Acquisition opportunities will increase 	<ul style="list-style-type: none"> Can expect stronger competitiveness of the entire property The lease period including existing building will be extended and will contribute to stable income Create investment opportunities including existing building Generates cash from depreciation expense as the expansion building is newly built <p>Issues and responses</p> <p>Possibility of temporary costs</p> <p>Utilize distribution in excess of earnings (Distribution with decrease of investment capital under tax laws)</p>

External growth ~ Selective investments backed by Pipeline Support ~

Through selective investments backed by Pipeline Support, AEON REIT acquires properties at adequate terms while maintaining the quality of the portfolio.

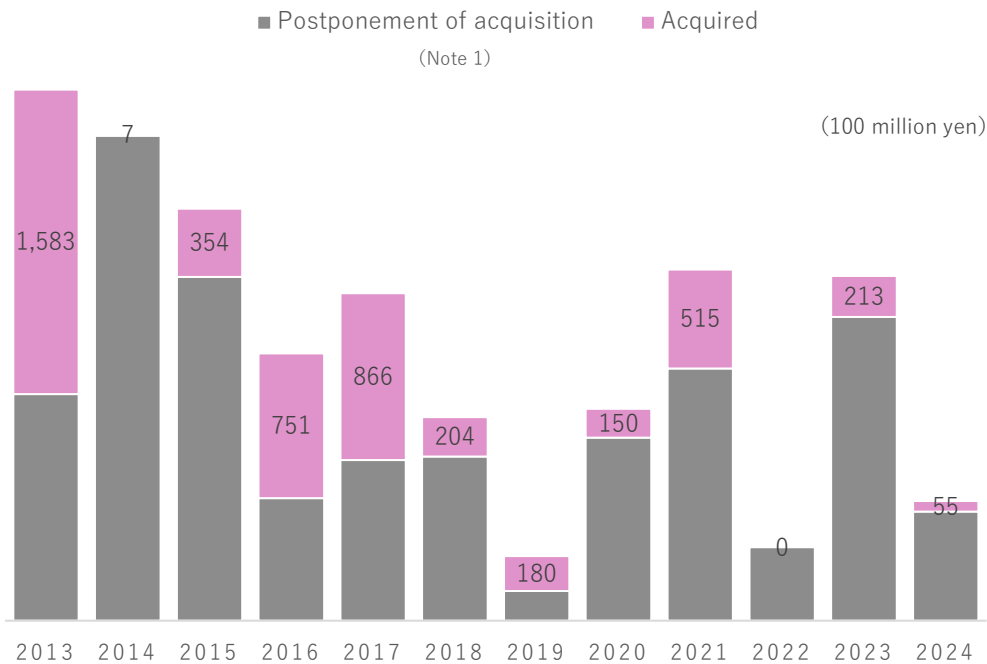
Track record of selective investments ~Quality of portfolio~

AEON REIT acquires only
approx. 30%
of properties considered

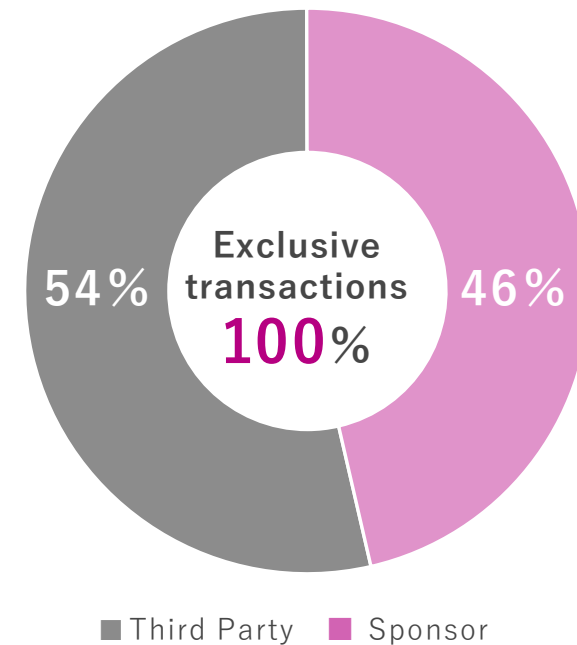
Track record of selective investments ~Adequate terms~

Ratio of one-on-one (exclusive) property acquisitions
100%

Ratio of acquisitions and no. of opportunities looked at



Acquisitions through one-on-one (exclusive) transactions (Note 2)



External growth ~ Further growth backed by Pipeline Support ~

AEON REIT can continuously acquire AEON Group's numerous properties.

The advantages of Pipeline Support

Opportunities provided from
AEON Group

×

Preferential
negotiation rights

×

Utilization of warehousing
function

Properties operated by Pipeline Support companies (Note 1, 2, 3)

Japan	AEON MALL Co., Ltd.	164 sc
	AEON TOWN Co., Ltd.	157 sc
	AEON RETAIL Co., Ltd., AEON RYUKYU Co., Ltd. AEON Hokkaido Co., Ltd., The Daiei, Inc. AEON KYUSHU Co., Ltd. AEON TOHOKU Co., Ltd. United Super Markets Holdings Inc.	1,699 stores <small>(Note 4)</small> (GMS · SM · DS · HC · SuC)
	AEON GLOBAL SCM CO., LTD. AEON Food Supply CO., Ltd.	81 facilities
Overseas	AEON MALL Co., Ltd.	38 sc
	AEON CO. (M) BHD. AEON BIG (M) SDN. BHD.	62 stores <small>(GMS · SM · DS only)</small>



Total pipeline (Note 5)

¥300.0 bn

Internal growth ~ Enhancing values of properties ~

Achieving asset value improvement and increased rent by continuous value-up investments.

Strengthen property competitiveness

Large-scale renewal

- Major replacement of tenants in response to changes in the trade area

Floor expanding

- Enhancing motivation to visit the store by increasing number of tenants

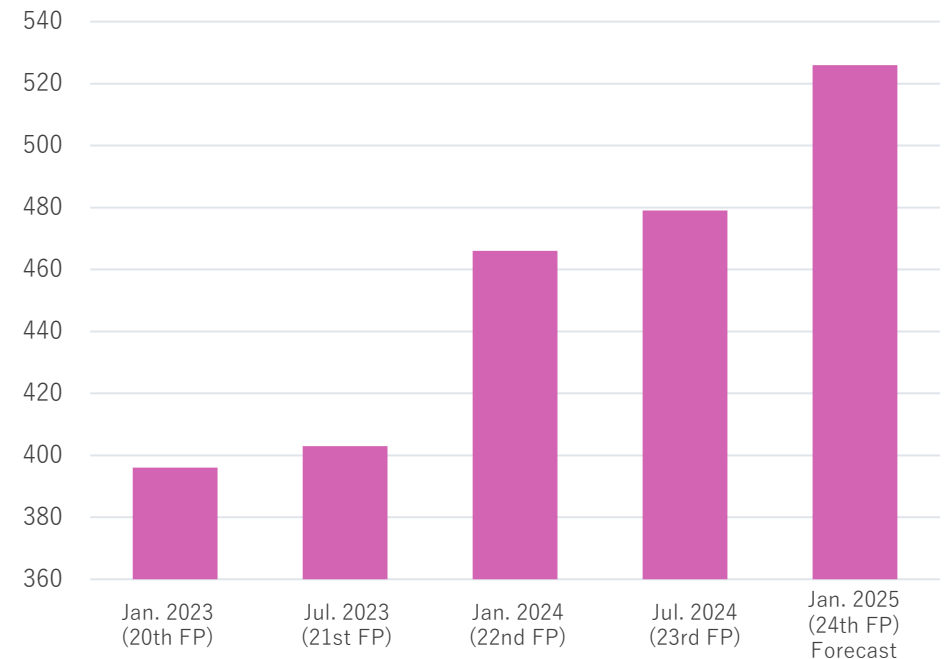


Cumulative amount of revitalization investment with rent increase (Note 1)

¥7.5 bn (as of Jul. 31, 2024)

Cumulative amount of annual rent increased by revitalization investments (Note 2)

(Unit: mm yen)



Maintain and improve property functions

Equipment renewal work

- Energy efficiency improvement by introducing the latest equipment
- Improvement of customer comfort



Floor replacement work

Exterior wall construction

- Improvement of property image through exterior renewal



Exterior wall painting

Disaster prevention / mitigation work

- Suppression and minimization of damage caused by earthquakes
- Early restoration of sales

Financial policy ~ Stable funding ~

Steadily working on securing stable funding in preparation for potential changes in the surrounding environment.

Diversification of lenders and sources of funding

- ▶ Mainly loans from financial institutions
- ▶ In consideration of refinancing risk, debt financing in diverse ways

Responses to environmental change

- ▶ Increase sources of funding or consider new financing method

Stabilization of funding cost

- ▶ Pursuing to maintain or to reduce funding cost by utilizing variety of long-term and low-cost funding options.
- ▶ REIT bonds are controlled within 40% of total interest-bearing debt (upper limit is 50%)

Responses to environmental change

- ▶ Consider introducing floating interest funding, to control the rise in funding cost

LTV control

- ▶ Range of 43 – 47%
- ▶ Maintain borrowing capacity and flexibly acquire properties

Responses to environmental change

- ▶ Maintain borrowing capacity for property acquisition while maintaining LTV level

Decentration of maturity dates

- ▶ Focusing on debt with duration of 5-7 years, in order to control market risk
- ▶ Taking advantage of favorable environment, and securing long-term fixed interest debt

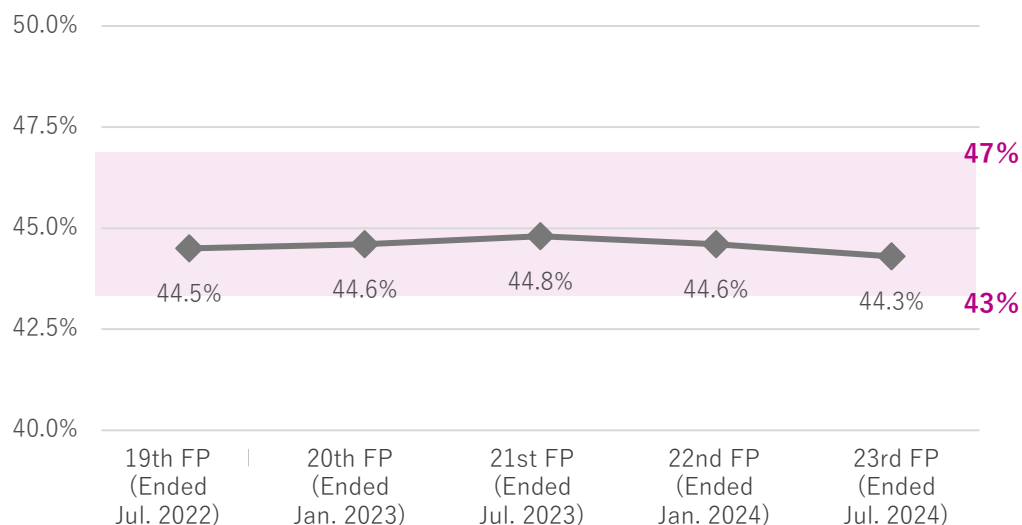
Responses to environmental change

- ▶ Consider shortening average funding period, to lower the cost of funding

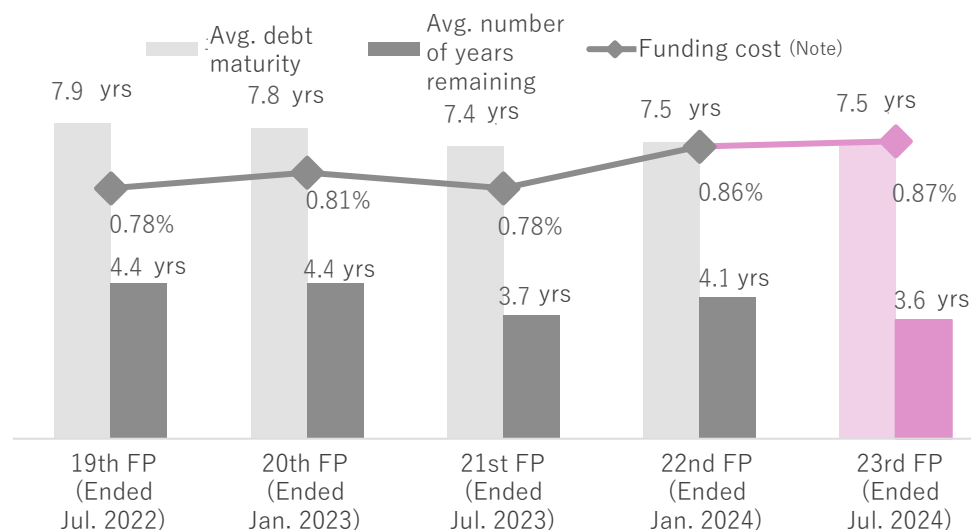
	IPO	22nd FP (Ended Jan.2024)	23rd FP (Ended Jul.2024)
Interest-bearing debt balance	67.0 bn	188.4 bn	188.4 bn
Ratio of loan	100%	66.2%	66.2%
Ratio of REIT bonds	0%	27.1%	27.1%
Ratio of others	0%	6.7%	6.7%
Sources of funding	15 companies	24 companies	24 companies
Avg. debt maturity	5.4 yrs	7.5 yrs	7.5 yrs
Avg. number of years remaining	5.2 yrs	4.1 yrs	3.6 yrs
Funding cost (Note)	0.92%	0.86%	0.87%
Long-term debt ratio	94.0%	100%	100%
Fixed interest rate ratio	80.6%	97.8%	97.8%
LTV (including deposits)	43.4%	44.6%	44.3%
Available capacity (up to 50%)	22.0 bn	48.0 bn	52.0 bn
Rating (Japan Credit Rating Agency, Long-term issuer rating)	AA- (Stable)	AA (Stable)	AA (Stable)

Financial policy ~ Trends of index ~

LTV trends

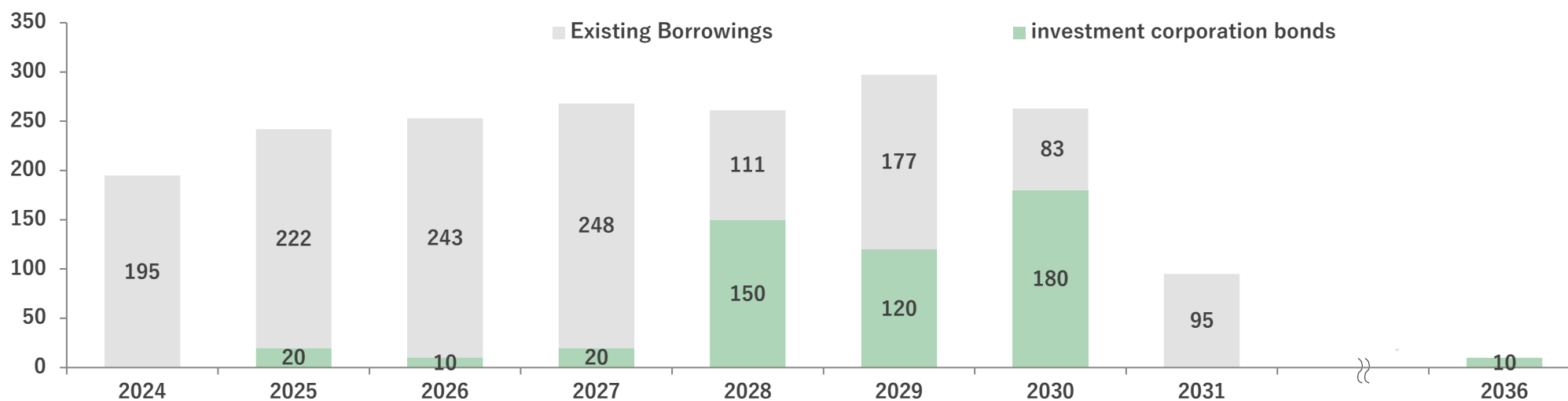


Interest-bearing debt average financing period and cost trends



Decentration of maturity dates (as of Jul. 31, 2024(23rd FP))

(100 million yen)



Risk management ~ Resilient to natural disasters ~

Growing into a REIT that is highly resistant to sudden disasters.

Diversified investment

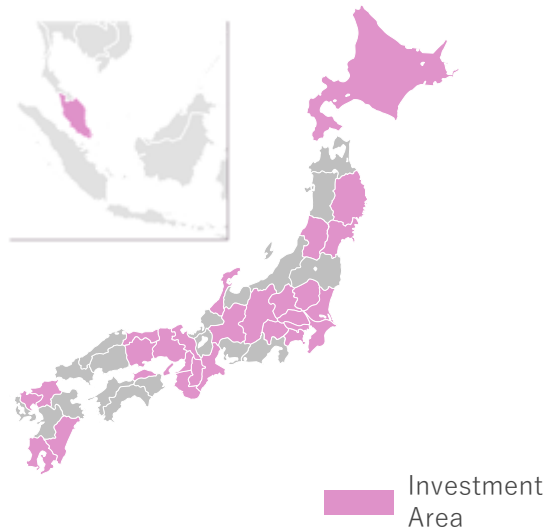
- ▶ Diversification of investment area and acquisition price per property

28 Prefectures

+

Malaysia

(As of Jul. 31, 2024)



Fire insurance and earthquake insurance coverage

- ▶ Guarantee earthquake insurance (content updated in 2023) for domestic portfolio
- ▶ Amount of insurance for earthquake insurance : **¥2.0 bn** (immunity of ¥50 mm ^(Note 2))
- ▶ Fire insurance also covers wind and flood damage from typhoons and heavy rains
- ▶ Facility liability insurance also covers business indemnity

(As of Jul. 31, 2024)

<earthquake risk status>	PML (%)	Expected maximum loss
Domestic Portfolio PML ^(Note 3)	1.3%	approx. ¥5.3 bn

<earthquake risk status>	
Target property / Domestic owned properties	47 properties
Limit of payment (immunity of ¥50mm ^(Note 2))	¥2.0 bn
Insurance premium (annually)	¥440 mm

Abundant cash flow

- ▶ approx. **¥10.6** bn per year ^(Note 1) of cash-on-hand generated by depreciation expense can be utilized for natural disasters, etc.

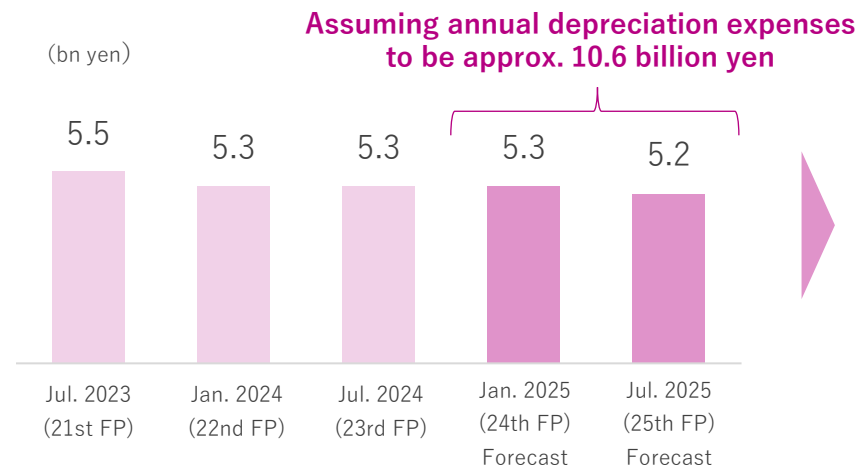
Distribution in excess of earnings

- ▶ If the Natural disasters, and related unexpected event and distribution resources decrease, AEON REIT will utilize paying distribution in excess of earnings.

High ability of generating cash-on-hand

Realizing investments with abundant cash-on-hand generated from depreciation expenses.

Transition of depreciation expenses



Cash-on-hand utilization simulation

(Calculated with 5.0 bn yen) (Note 1)

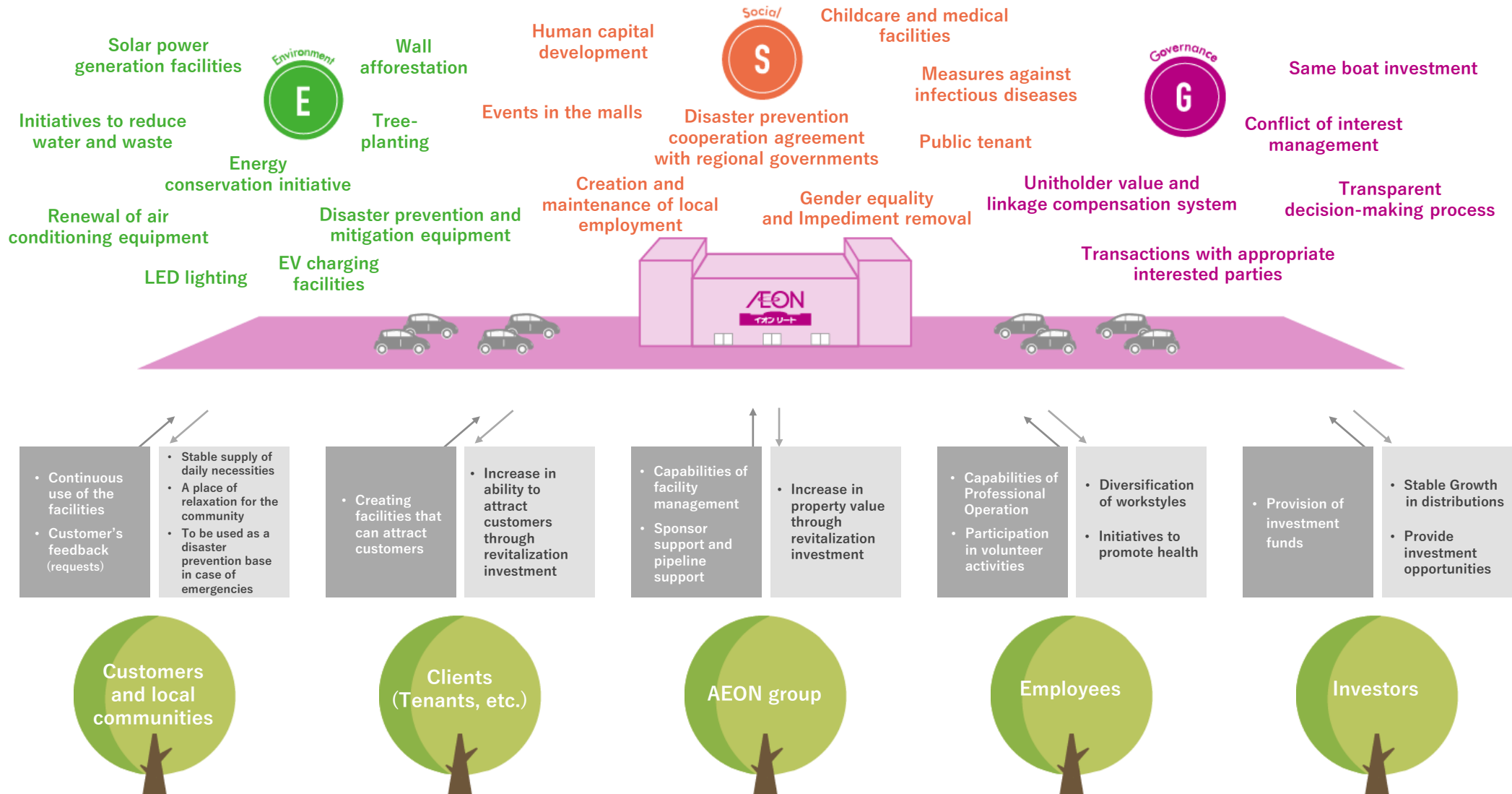
	DPU	LTV	FCF
Improve profitability Property acquisition, etc.	Approx. 43 yen increase	No change	0.1 bn yen increase
Stabilize financial base LTV control, etc.	Approx. 10 yen increase	Approx. 0.6 % decrease	No change
Capital policy (Note 2・3) Share buyback, etc.	Approx. 40 yen increase	No change	No change

Examples of utilization of cash-on-hand

	2020	2021	2022	2023	2024
Utilized amount	¥5.3 bn	¥6.0 bn	¥0.5 bn	¥1.5 bn	¥5.5 bn (Note 4)
Usage	Property acquisition using cash-on-hand	Property acquisition through public offering	Revitalization work for improving competitiveness	Property acquisition through public offering	Property acquisition using cash-on-hand
Property name	AEON Ueda Shopping Center	AEON MALL Takasaki AEON MALL Shinkomatsu AEON MALL Narita AEON MALL Sagayamato	AEON MALL Kurashiki AEON MALL Shimotsuma	AEON MALL Wakayama AEON MALL Miyakononojo Ekimae	AEON MALL Ota expansion buildings

Sustainability Initiatives ~ AEON REIT ~

AEON REIT is promoting sustainable management by cooperating and enhancing each other with the stakeholders.

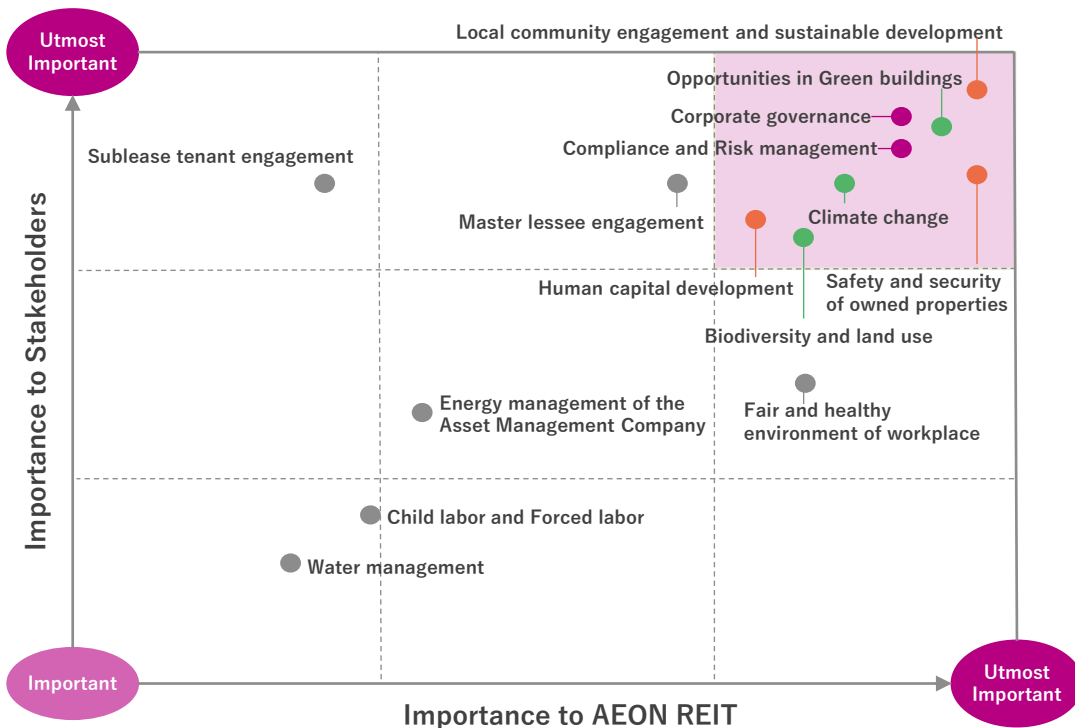


Sustainability Initiatives ~ Materiality ~

Materiality (Note 1) setting

- ▶ AEON REIT set **14** topics as its **Materiality** from sustainability issues and selected **8** as its **priorities**.
- ▶ AEON REIT keep focusing on 8 priorities and promoting specific measures toward achieving KPI.

Materiality Matrix (Note 2)



Priorities



Sustainability Initiatives ~ KPI ~

Priorities	KPI	Target
E Environment Opportunities in Green buildings	GRESB Real Estate Assessment	Achieve 5 Stars each year
	Ratio of properties with third-party certification	3 stars or higher: 85% or more, 4 stars or higher: 80% or more, (Medium-term target) 90% or more
	Installation of equipment with enhanced energy efficiency	Introduction of energy-saving equipment such as inverter boards in 50% or more of the store portfolio, (Medium-term target) 80% or more
	Introduction of renewable energy and energy-creating equipment in owned commercial properties	Three stores per year, (Medium-term target) 50% or more of the portfolio
Climate change	Reduction of total GHG emissions	Average of 1% per year in terms of consumption intensity, (Medium-term targets) 50% of electricity/ energy consumption to be renewable, 50% reduction of CO2 emissions (Scope 3), (Long-term target) Net zero
	Water consumption	(Medium-term target) Do not increase consumption intensity
	Waste	(Medium-term target) Store recycling rate of 80%
	Promotion of green finance	(Medium-term target) 50% or more of interest-bearing debt
S Social Biodiversity and land use	MSCI ESG rating	(Medium-term target) "A" or above
	Association for Business Innovation in harmony with Nature and Community (ABINC) certification	One property or more per year, (Medium-term target) 20% or more of the portfolio, (Long-term target) 30% or more
S Social Local community engagement and sustainable development	Number of customers visiting owned properties	(Medium-term and long-term targets) Maintain or increase year on year on average across the portfolio
	Number of stores serving as disaster relief hubs	(Medium-term target) 50% or more of the portfolio, (Long-term target) 100%
	Donations to public interest foundations engaged in social contribution activities	Implement annually
	Tree-planting and other volunteer activities	40 or more participants per year
	Activities promoting J-REITs and increasing awareness of AEON REIT	Two or more per year
Safety and security of owned properties	Acquisition/status assessment of engineering reports (ERs) for owned properties	Aim for reacquisition within 5 years (Medium-term target) 80% or more of the portfolio, (Long-term target) 100%
	Implementation of planned repairs	At a rate of 80% or more per year
	Earthquake insurance coverage	Implement annually
G Governance Human capital development	Average length of service	5 years or more
	Training hours per employee	20 or more per year
	Ratio of female officers	50% or more, (Medium-term target) 30% or more in the ratio of female managers
	Ratio of career development interviews conducted	100% per year
	Utilization of skills and career development programs	50% per year, (Medium-term and long-term targets) 100% per year
G Governance Corporate governance	Meeting attendance	90% or more per year
	Effective evaluation of committees	Annual
Compliance and Risk management	Risk Management Committee meetings	Biannual
	Compliance and information security training	Monthly, with a participation rate of 100%
	BCP training and committee meetings	Biannual
	Cybersecurity training	Annual

Sustainability Initiatives ~ Environment ~

Environment

E

Investment to reduce environmental impact

Promoting investments to reduce environmental impact

Examples :

- ▶ Air conditioner inverter boards installation work
- ▶ LED conversion work
- ▶ Asphalt parking lot paving work using waste PET bottles

AEON MALL
Suzuka
Parking lot
paving work



Paved with asphalt made from approximately 46,000 waste PET bottles

Environment

E

Examples of initiatives for energy efficiency

AEON MALL Kurashiki

Attracting customers and conserving the environment at the same time



Solar panel



Tree planting



Wall afforestation



Garden mist

Environment

E

Property certification

86.8% : Ratio of properties with
Third-party certification (Note)
(Based on total leasable area/as of Jul. 2024)

DBJ Green Building Certification



DBJ Green Building

31 properties



Jul. 2024

AEON MALL Kushiro-Showa
★★★★ Reacquisition

CASBEE Certification of real estate appraisal



S rank
4 properties
(highest rating)



Mar. 2024

AEON MALL Kofu Showa

BELS Certification



★★★★ 1 property



Feb. 2020

AEON Minami-Osaka RDC

Sustainability Initiatives ~ Social ~

Social

S

Initiatives at owned properties

Employment retention



Contributed to maintaining employment in the region

Offering disaster prevention bases



Offering facilities as evacuation and supply base in case of emergencies

Public tenants



Including public tenants, such as administration office.

Diversity



Installed restrooms for everyone (Genderless)

Creating a place for local community



Various events such as mall walks and festivals are held.



Providing multipurpose hall "AEON Hall", which is used by local governments and various regional groups

Social

S

Initiatives of the asset manager

Creating a comfortable working environment



In 2024, the asset management company was acknowledged by the government (Ministry of the Economy) as a company focused on health and productivity

- ▶ Various initiatives for health promotion (Food and nutrition/Sleep seminar, etc.)
- ▶ Conducting employee satisfaction survey
- ▶ Conducting walking events
- ▶ Stress checks and arranging mental health training course
- ▶ Lessening overtime by complying thoroughly to the law
- ▶ Installation of Whistle blowing system
- ▶ Promotion of telework and off-peak commuting

Human Resource Development

- ▶ Utilizing Approx. 1% of the annual operating revenue of the Asset Management Company for human resource development
- ▶ Introduced skill and career development support system
- ▶ Providing variety of training courses for every employees

Type of training	NO.	qualification name	holders
Compliance	11 times	Real Estate Transaction Agent	16 people
Business	9 times	ARES Master	11 people
Safety and Health	9 times	Certified Real Estate Consulting Master	3 people
System and Others	19 times		
Total	48 times		

(As of the end of Feb. 2024)

(from Mar. 2023 to Feb. 2024)

Community contribution activities

- ▶ Conducting local cleanup programs for revitalization of local communities
- ▶ In addition to participating in various fundraising activities of the AEON Group, donating to "AEON 1% Club Foundation" (Note) (FY2024 donation results: 11.7 mm yen)

Sustainability Initiatives ~ Governance and Others ~



Governance

Transparent decision-making process

- ▶ 3 executive in total were selected on Oct. 29, 2023.
- ▶ Attendance and approval of outside committee members is required to pass resolutions.



Investment committee



Compliance committee

Investment remuneration system linked to investor value

Investment remuneration I

Total assets x 0.3% (max. rate, yearly)



Investment remuneration II

Before deduction DPU x NOI x 0.001% (max. rate)

Same boat investment by AEON Group

AEON Group's stake in AEON REIT:
approx.17.3%
 (as of Jul. 2024)

Sustainable finance

Sustainability finance

“The highest”

SU1 acquisition (JCR)

Sustainability bonds (Retail)

¥18.0 billion

Sustainability loan (including Sustainability Derivatives)

¥5.1 billion

Green finance

“The highest”

Green1 acquisition (JCR)

Green bonds (Retail)

¥12.0 billion

Green trust loan

¥12.6 billion

Impact report FY2022

1. Energy consumption (electricity, gas) and Green house gas emission rate

	Classification			Electricity (kWh, kWh/m ²)	Gas (m ³ , m ³ /m ²)	Greenhouse gas (t-CO ₂ , t-CO ₂ /m ²)
	properties		total			
Qualified assets	33			492,528,415	1,844,195	212,102
	%	70.2%	intensity	147	0.5	0.0632
Non-qualified assets	14			106,182,204	2,329,673	48,857
	%	29.8%	intensity	136	3.0	0.0625

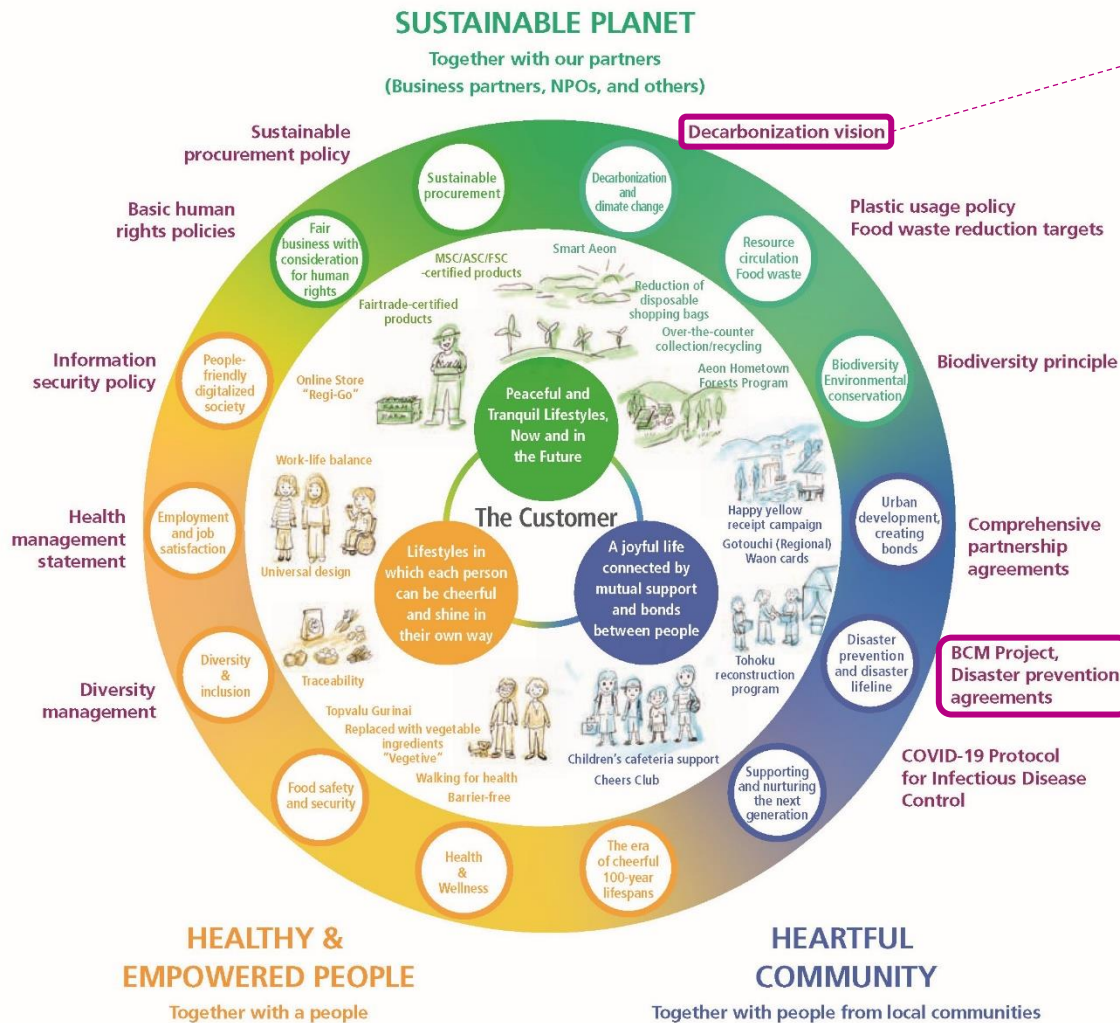
2. Name of properties applicable for sustainability finance and social projects

Applicable properties	Social projects applicable for finance	①(a) Total no. of employees	②(b) Disaster prevention agreement
AEON MALL Ishinomaki	①(a) Facilities that are sufficiently creating local employments	Approx. 1,480	Concluded
AEON MALL Mitouchihara	②(b) Facilities that are able to supply necessary resources and evacuation space at the time of disaster by concluding a disaster prevention agreement with a local government	Approx. 3,500	Concluded
AEON MALL Shinkomatsu		Approx. 2,550	Concluded

Sustainability Initiatives ~ AEON GROUP ~

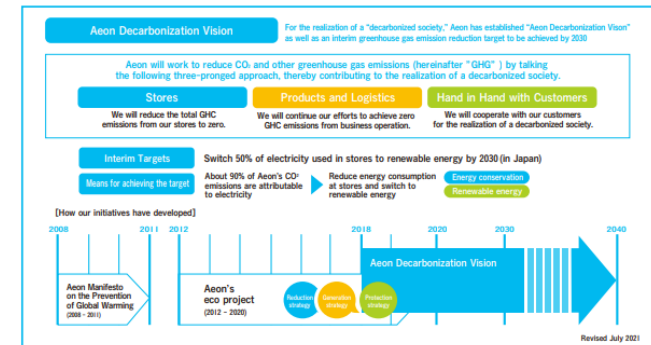
Aeon strives to ensure Group growth while helping to realize a sustainable society in accordance with the basic principle of pursuing peace, respecting humanity, and contributing to local communities, always with the consumer's point of view as its core.

Sustainability compass



AEON Decarbonization vision

Switching **50%** of the electricity used in stores in Japan to renewable energy **by 2030**



BCM

- ▶ In cooperation with **the Japan's Self Defense Force** and **Japan Air Line**
- ▶ Registered **65** disaster prevention bases as of the end of February 2022



Management message

MANAGEMENT MESSAGE

President and Representative Director
Nobuaki Seki



While the tough situation for asset management continues, AEON REIT is steadily working toward achieving the medium-term targets set at the time of Sep. 2022 financial result announcement.

In this financial period, although we recorded the expenses of the damages caused by Noto Peninsula earthquake occurred in January 2024, the impact was minimized with earthquake insurance. In addition, AEON REIT acquired the extension building of AEON MALL Ota by cash on hand on Apr. 2024. Eventually, DPU on this financial period has grown 5 yen compared to the amount announced at the 22nd financial period. Moreover, we also implemented rent increases at properties in Japan and overseas in order to improve profitability.

For sustainability initiatives, MSCI ESG rating has rose from BB to A, as a result of improving disclosures, and therefore we successfully achieved our target.

On the other hand, the situation of inflation and rising interest rates are continuing. In such an environment, we consider utilizing our cash on hand, which is our strength, is an important way of our strategy, and have therefore decided to acquire our own investment units.

We will continue to aim for growth in order to further maximize unitholder value. We appreciate your continued support.

Carrer

Joined Jusco Co., Ltd. (currently, AEON Co. Ltd.) in 1988. He was seconded to JAYA JUSCO STORES (currently, AEON Malaysia) in 1995. Since 2000, Mr. Seki engaged in the management of the Group's overseas companies and assignments related to Asian businesses and developer business strategies. He became deeply involved in the establishment of AEON REIT as an Auditor and a Director of the Company in 2012 and 2013, respectively. After gaining his career as an Executive Officer of AEON Retail Co., Ltd. while concurrently serving as the General Manager of Developer Department and General Manager of President's Office, he was appointed Director of the Company in 2018. Representative Director of AEON REIT Management Co., Ltd. and Executive Director of AEON REIT Investment Corporation since 2019.

Career



Director
Akifumi Togawa

1996 Joined AEON Co., Ltd. (formerly JUSCO Co., Ltd.) .
2012 Started overseeing the overall financial affairs from the time before listing as the Manager of the Finance Group,
2018 General Manager of the Finance and Planning Department of AEON REIT Management Co., Ltd.
2019 Director of AEON REIT Management Co., Ltd.
2021 May Director in charge of Investment Management and Asset Management

Career



Director
Yoshiki Kashimura

1989 Joined The Dai-ichi Kangyo Bank, Ltd. (the current MizuhoBank, Ltd.)
2003 Joined risk management department
2018 Appointed as Deputy General manager, Risk Management Department, in Mizuho Financial Group.
2019 Joined AEON REIT Management Co., Ltd. as Compliance officer and Compliance manager
2021 May Director of AEON REIT Management Co., Ltd.

Career



Director
Itaru Toyoshima

1997 Joined Nomura Securities
2014 Joined AEON REIT Management Co., Ltd.
2015 Manager of IR and Planning Group, Finance and Planning Department
2018 General Manager of the Business Administration Department
2020 Seconded to the Strategy Department of AEON Co., Ltd.
2021 Secretary and Communications
2022 Secretary and External relations
2023 May Director in charge of Finance and Accounting at AEON REIT Management Co., Ltd.

Notes (II)

P.29 Points of the “Community Infrastructure Asset”

(Note 1) Estimated with 36 properties listed in marketing report out of 40 domestically owned SRSC and RSC.

(Note 2) Excerpted from the daytime 12hour motor vehicle traffic amount mentioned in “the 2021 National Road and Street Traffic Conditions Survey and Market Report”.

(Note 3) Estimated with 40 domestically owned properties including SRSC and RSC.

(Note 4) “End tenant occupancy” is the ratio of the total leased area (sublease) among the total leasable area (master lease) of domestic retail properties owned by the Investment Corporation as of the end of May 2024 (44 properties) (rounded to the first decimal place). Total leased area is calculated by deducting vacant floor from total leasable area.

P.30 Stability of “Community Infrastructure Asset” and its rent

(Note 1) Net sales of end tenants (22nd FP) represents the comparison rate (with same months in the year before) of the total amount of end-tenant sales from Aug. 2023 to Jan. 2024 at domestic commercial facilities owned by the Investment Corporation as of the end of Jul. 2024.

(Note 2) Net sales of end tenants (23rd FP) represents the comparison rate (with same months in the year before) of the total amount of end-tenant sales from Feb. 2024 to May 2024 at domestic commercial facilities owned by the Investment Corporation as of the end of Jul. 2024. Net sales of end tenants of Jun. 2024 and Jul. 2024 are calculated based on preliminary figures received through interviews with each master lessee.

P.32 External growth ~ Selective investments backed by Pipeline Support ~

(Note 1) “Not acquired” refers to the properties which AEON REIT ended up not acquiring in the period, due to various reasons such as pricing, economic terms and conditions, timing of financing after consideration and discussion with the seller.

(Note 2) Calculated based on the number of transactions related to assets acquired by the end of Jul. 2024.

P.33 External growth ~ Further growth backed by Pipeline Support ~

(Note 1) Excerpts from the supplements to the financial results of AEON Co., Ltd. for the fiscal period ended Feb. 2024 (excluding AEON MALL Co., Ltd., AEON TOWN Co., Ltd., AEON GLOBAL SCM Co., Ltd., AEON Food Supply LTD and United Super Markets Holdings Inc.), corporate websites (AEON MALL Co., Ltd., AEON TOWN Co., Ltd., AEON Food Supply LTD and United Super Markets Holdings Inc.), and data provided by AEON GLOBAL SCM Co., Ltd. (for the fiscal period ended Jul. 2024).

(Note 2) SC, GMS, SM, DS, HC and SuC stand for “Shopping Center”, “General merchandise store”, “Supermarket”, “Discount store”, “Home center”, and “Supercenter”, respectively.

(Note 3) This does not imply that AEON REIT is currently considering the acquisition of these properties.

(Note 4) Some of these stores are operating as tenants in the shopping centers managed by AEON MALL or AEON TOWN.

(Note 5) “Total pipeline” refers to the total amount of properties owned by the AEON Group and third parties, for which the Investment Corporation has submitted letter of intention to purchase in the past, and whose expiration date has not yet passed. The amount of the properties are based on the Investment Corporation’s desired purchase amount.

P.34 Internal growth ~ Enhancing values of properties ~

(Note 1) “Revitalization investment” refers to construction work for improving the value of properties.

(Note 2) Calculated based on the information of the assets held at the end of Jul. 2024 (23rd FP).

P.35 Financial strategy ~ Stable funding ~

(Note 1) Weighted average interest rate on all the interest-bearing debt at the end of each financial period.

(Note 2) “Loan capacity” is the approximate amount which can be borrowed if LTV (including security deposit) is raised to 50%. The said amount does not guarantee or promise that the Investment Corporation will actually be able to procure the said amount of funds.

Notes (II)

P.36 Financial strategy ~ Trends of index ~

(Note) Weighted average interest rate on all the interest-bearing debt at the end of each financial period.

P.37 Risk management ~ Resilient to natural disasters ~

(Note 1) Shows the total estimated depreciation expenses for the fiscal period ending Jan. 31, 2025 (24th FP) and the fiscal period ending Jul. 31, 2025 (25th FP).

(Note 2) Immunity of AEON Lake Town mori and AEON Lake Town kaze is set as ¥30 mm.

(Note 3) PML values are based on the "49 Property Building Earthquake Risk Research Portfolio Analysis Report" prepared by Tokio Marine dR CO., Ltd. In Apr. 2024.

P.38 High ability of generating cash-on-hand

(Note1) DPU, LTV, and FCF shown in the "Cash-on-hand utilization simulation" are estimated based on the following conditions.

“Improve profitability” assumes the acquisition of properties with NOI yield of 6.0%, NOI yield after depreciation of 3.7%

“Stabilize financial base” assumes repayment of debt with an average interest rate of 0.9%

“Capital Policy” assumes acquisition and cancellation of treasure units at the price of 123,000 yen. Borrowing is to be repaid at the same time in order to maintain the LTV.

(Note2) Assuming an investment unit price level of 0.8 times the NAV per unit of ¥154,493 at the end of the 23rd FP, rounded down to the nearest thousand yen.

(Note3) Estimated based on approximately ¥2.2 bn in loan repayments and approximately ¥2.8 bn in purchases and cancellations of own investment units.

(Note4) Payment will be made in installments at the end of August 2024 and the end of December 2024 respectively.

P.40 Sustainability Initiatives ~ Materiality ~

(Note 1) Materiality refers to key issues that may cause huge impact to the activities of the corporation.

(Note 2) Materiality Matrix refers to the prioritization matrix which shows “how important the corporation recognize the issue”.

P.42 Sustainability Initiatives ~ Environment ~

(Note 1) The ratio of properties with third party certifications is calculated by dividing the total rentable floor area of certified properties by that of all properties owned in Japan. Third party certification refers to the DBJ Green Building certification, CASBEE certification and BELS certification, etc.

(Note 2) Calculated excluding rentable floor area of AEON MALL Ota expansion building acquired on Apr. 17, 2024.

P.43 Sustainability Initiatives ~ Social ~

(Note) AEON 1% Club Foundation is a foundation in which major Aeon Group companies contribute 1% of their pre-tax profits for the healthy upbringing of young people who will lead the next generation, the promotion of friendship with other countries, and the promotion of sustainable development of local communities.

P.42 Sustainability Initiatives ~ Environment ~

P.43 Sustainability Initiatives ~ Social ~

P.45 Sustainability Initiatives ~ AEON Group ~

(Note) Information listed on above pages collectively describes the ESG initiatives of the Investment Corporation, the Asset Management Company and AEON Group, and includes those not directly related to the Investment Corporation or the Asset Management Company.

23rd FP(Jul. 2024) Financial Results Presentation Material

III. Appendix 1

Features of AEON REIT Investment Corporation

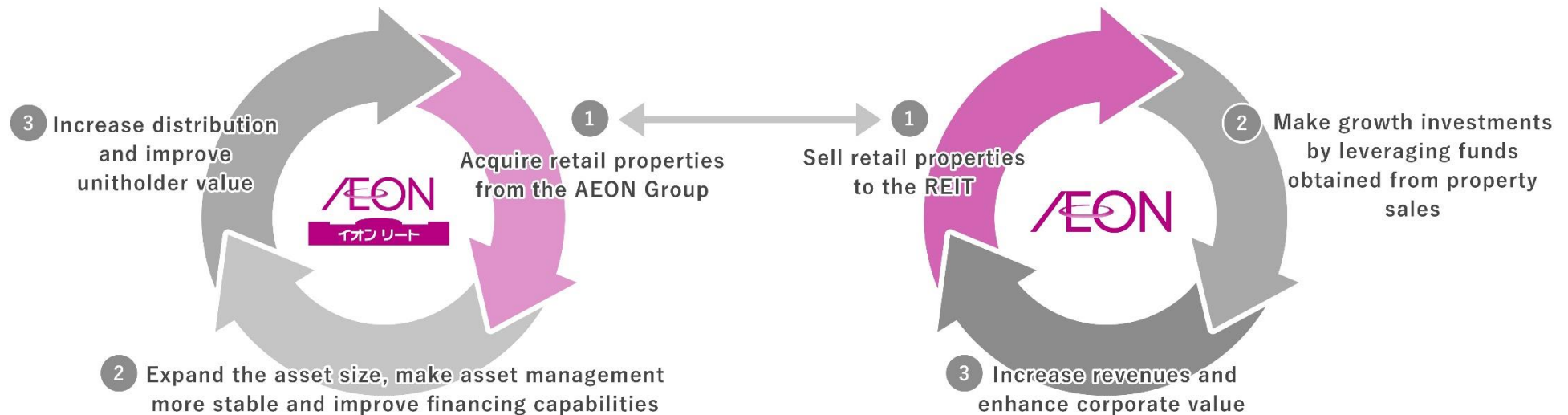
Corporate philosophy and policy

Corporate philosophy

- ▶ AEON REIT positions retail properties (Note 1) as **the Community Infrastructure Assets** of local communities and invests in those properties to support the rich life of people living there.
- ▶ AEON REIT aims to create **a rich life for people** and **contribute to local communities** through investment activities and implements stable asset management on a medium- to long-term basis.

Corporate policy

- ▶ AEON REIT carries out a growth strategy based on the policy of maintaining a mutually beneficial relationship with the AEON Group (Note 2), thereby aiming to maximize value for unitholders.



Portfolio development policy

Investment ratio by type of properties

Type of properties		Investment ratio <small>(Note 1)</small>
Large-scale retail property	1 Super regional shopping center (SRSC) : More than one anchor tenant with over 200 specialty stores	80% or more
	2 Regional shopping center (RSC) : A large GMS with over 50 specialty stores	
	3 Community shopping center (CSC) : A GMS, discount store and large grocery store with 20 to 50 specialty stores	
Other retail property <small>(small- and medium-scale)</small>	Neighborhood shopping center (NSC) : A grocery store with 10 to 30 specialty stores Supermarket (SM) : A grocery supermarket with a focus on the selling of high purchase frequency commodities, such as food and household good	No more than 20%
Logistics facility	Logistics facilities that support a supply chain, an integral part of the retail business	No more than 10%

Investment ratio by region

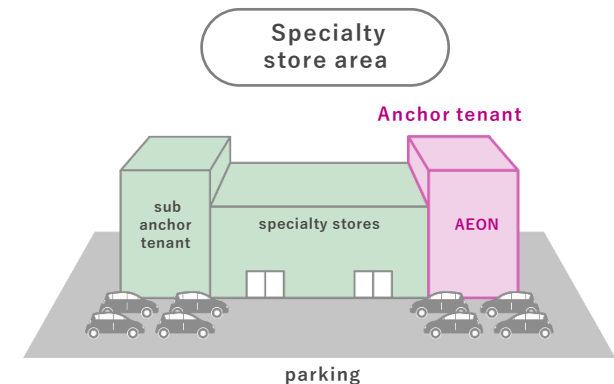
Domestic

Ratio :
**85%
or more**

Overseas

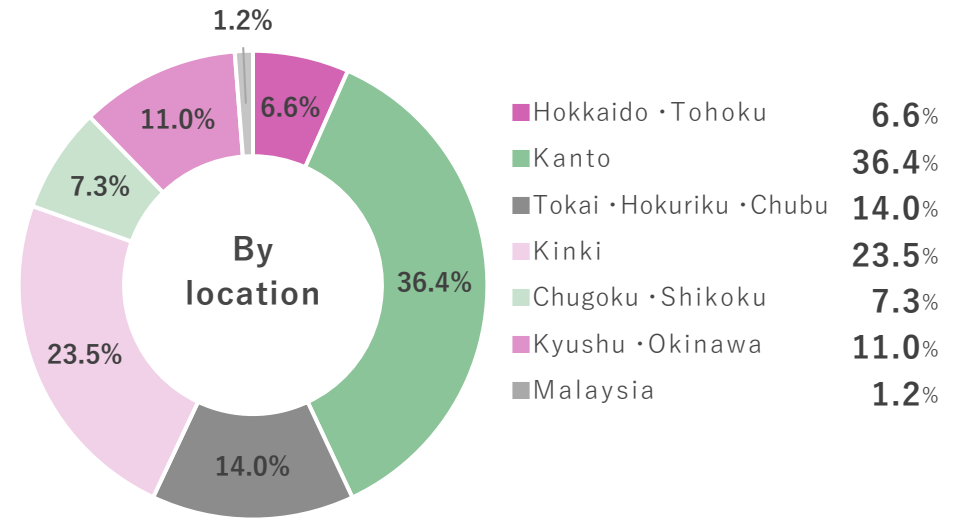
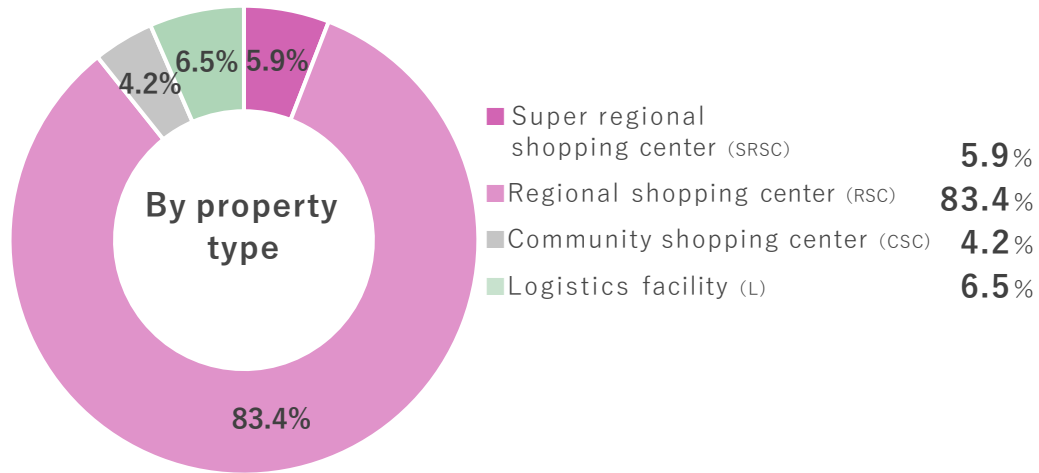
Ratio :
**No more than
15%**

(Countries and regions with strong economic growth prospects in the medium to long term (Note 2, 3))



Summary of portfolio (as of Jul. 31, 2024)

Portfolio data



Summary of portfolio

Number of properties	49 (Domestic 47, Overseas 2)
Total acquisition price	¥473.8bn
Portfolio NOI yield	6.0%
Portfolio NOI yield after depreciation	3.7%
Average remaining lease term	12.4 yrs
Average building age	18.8 yrs

Properties owned by AEON REIT (as of Jul. 31, 2024)

Tokai, Chubu and Hokuriku **8** properties

- 6 AEON MALL Ogaki (Ogaki City, Gifu)
- 7 AEON MALL Suzuka (Suzuka City, Mie)
- 8 AEON MALL Meiwa (Taki County, Mie)
- 20 AEON MALL Yokkaichi-Kita (Yokkaichi City, Mie)
- 23 AEON MALL Kofu Showa (Nakakoma County, Yamanashi)
- 29 AEON MALL Kahoku (Kahoku City, Ishikawa)
- 4 AEON Ueda Shopping Center (Ueda City, Nagano)
- 36 AEON MALL Shinkomatsu (Komatsu City, Ishikawa)

Kyushu and Okinawa **5** properties

- 13 AEON MALL Nogata (Nogata City, Fukuoka)
- 27 AEON MALL Kagoshima (Kagoshima City, Kagoshima)
- 32 AEON MALL Fukutsu (Fukutsu City, Fukuoka)
- 37 AEON MALL Sagayamato (Saga City, Saga)
- 39 AEON MALL Miyakonojo Ekimae (Miyakonojo City, Miyazaki)



Malaysia **2** properties

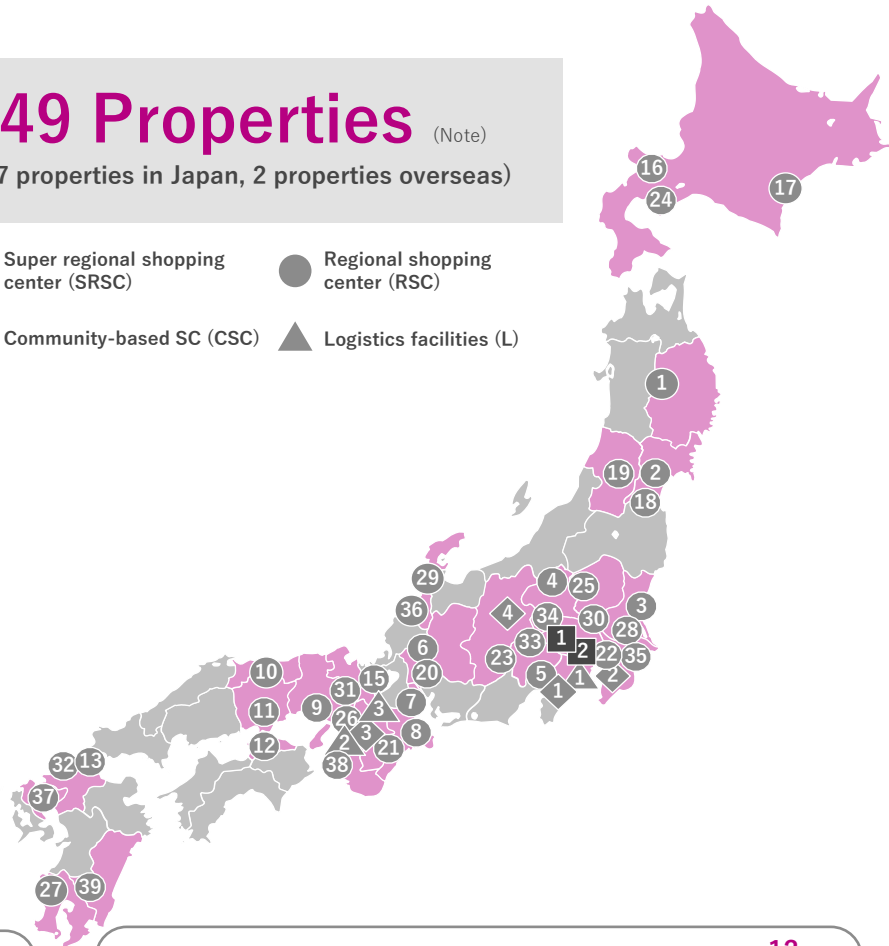


- M-1 AEON Taman Universiti Shopping centre (Johor, Malaysia)
- M-2 AEON MALL Seremban 2 (Negeri Sembilan, Malaysia)

49 Properties (Note)

(47 properties in Japan, 2 properties overseas)

- Super regional shopping center (SRSC)
- Regional shopping center (RSC)
- ◆ Community-based SC (CSC)
- ▲ Logistics facilities (L)



Hokkaido and Tohoku **7** properties

- 1 AEON MALL Morioka (Morioka City, Iwate)
- 2 AEON MALL Ishinomaki (Ishinomaki City, Miyagi)
- 16 AEON MALL Sapporo-Hiraoka (Sapporo City, Hokkaido)
- 17 AEON MALL Kushiro-Showa (Kushiro City, Hokkaido)
- 18 AEON MALL Shinrifu North Wing (Miyagi County, Miyagi)
- 19 AEON MALL Yamagata-Minami (Yamagata City, Yamagata)
- 24 AEON MALL Tomakomai (Tomakomai City, Hokkaido)

Kanto **15** properties

- 1 AEON Lake Town mori (Koshigaya City, Saitama)
- 2 AEON Lake Town kaze (Koshigaya City, Saitama)
- 3 AEON MALL Mitouchihara (Mito City, Ibaraki)
- 4 AEON MALL Ota (Ota City, Gunma)



- 5 AEON Sagami-hara Shopping Center (Sagami-hara City, Kanagawa)
- 22 AEON MALL Chiba-Newtown (The shopping mall building and The cinema and sports building) (Inzai City, Chiba)
- 25 AEON MALL Oyama (Oyama City, Tochigi)
- 28 AEON MALL Tsuchiura (Tsuchiura City, Ibaraki)
- 30 AEON MALL Shimotsuma (Shimotsuma City, Ibaraki)
- 33 AEON MALL Tamadaira woods (Hino City, Tokyo)
- 1 AEON Chigasaki-Chuo Shopping Center (Chigasaki City, Kanagawa)
- 2 AEON STYLE Kemigawahama (Chiba City, Chiba)
- 1 Daiei-Kawasaki Process Center (Kawasaki City, Kanagawa)
- 34 AEON MALL Takasaki (Takasaki City, Gunma)
- 35 AEON MALL Narita (Narita City, Chiba)

Kinki, Chugoku and Shikoku **12** properties

- 9 AEON MALL Kasai-Hojo (Kasai City, Hyogo)
- 10 AEON MALL Hiezu (Saihaku County, Tottori)
- 11 AEON MALL Kurashiki (Kurashiki City, Okayama)
- 12 AEON MALL Ayagawa (Ayauta County, Kagawa)
- 15 AEON MALL KYOTO (Kyoto City, Kyoto)
- 21 AEON MALL Yamatokoriyama (Yamatokoriyama City, Nara)
- 26 AEON MALL Itamikoya (Itami City, Hyogo)
- 31 AEON MALL Kyoto Gojo (Kyoto City, Kyoto)
- 3 AEON Kireuriwari Shopping Center (Osaka City, Osaka)
- 2 AEON Minami-Osaka RDC (Sakai City, Osaka)
- 3 Daiei Ibaraki Process Center (Ibaraki City, Osaka)
- 38 AEON MALL Wakayama (Wakayama City, Wakayama)



Expansion of asset size since listing

the 7th follow-on offering



AEON MALL Wakayama
(¥16.8bn)



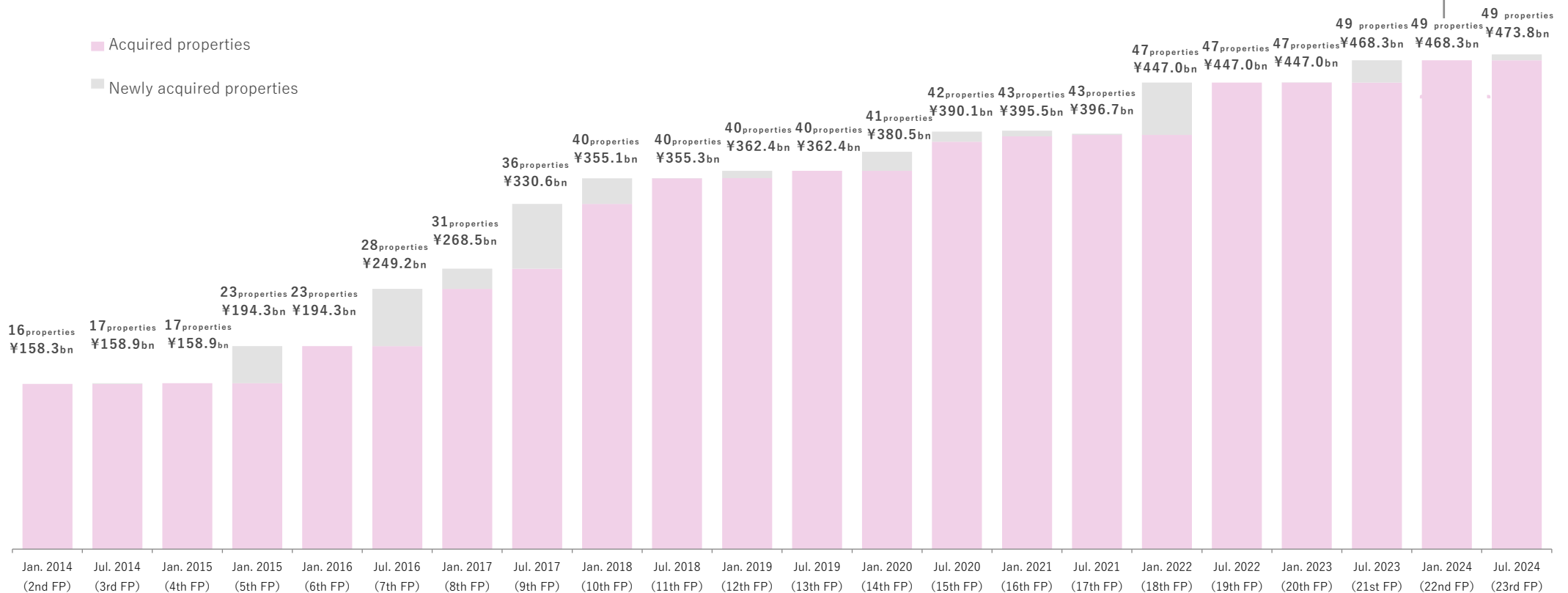
AEON MALL Miyakonojo Ekimae
(¥4.4bn)

Acquisition of the Expanded Building with cash-on-hand



AEON MALL Ota
(¥5.5bn)

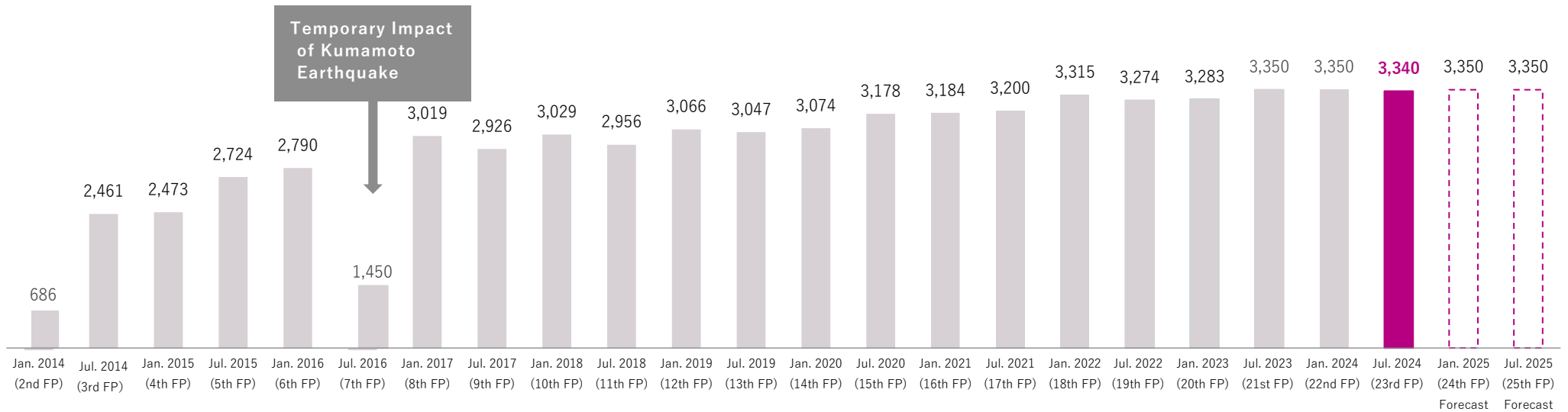
■ Acquired properties
■ Newly acquired properties



Growth of DPU and NAV per unit

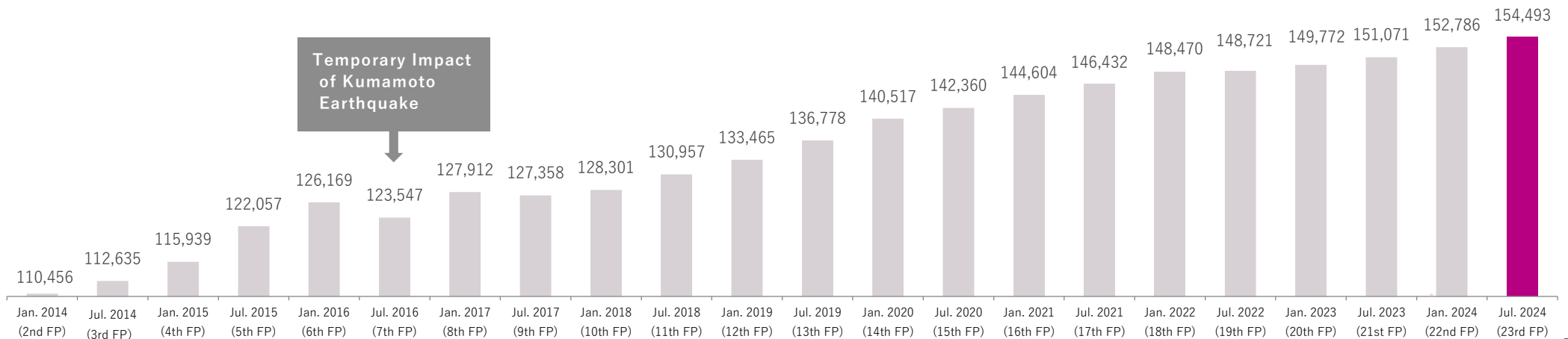
Changes in DPU

(Unit : yen)



Changes in NAV per unit

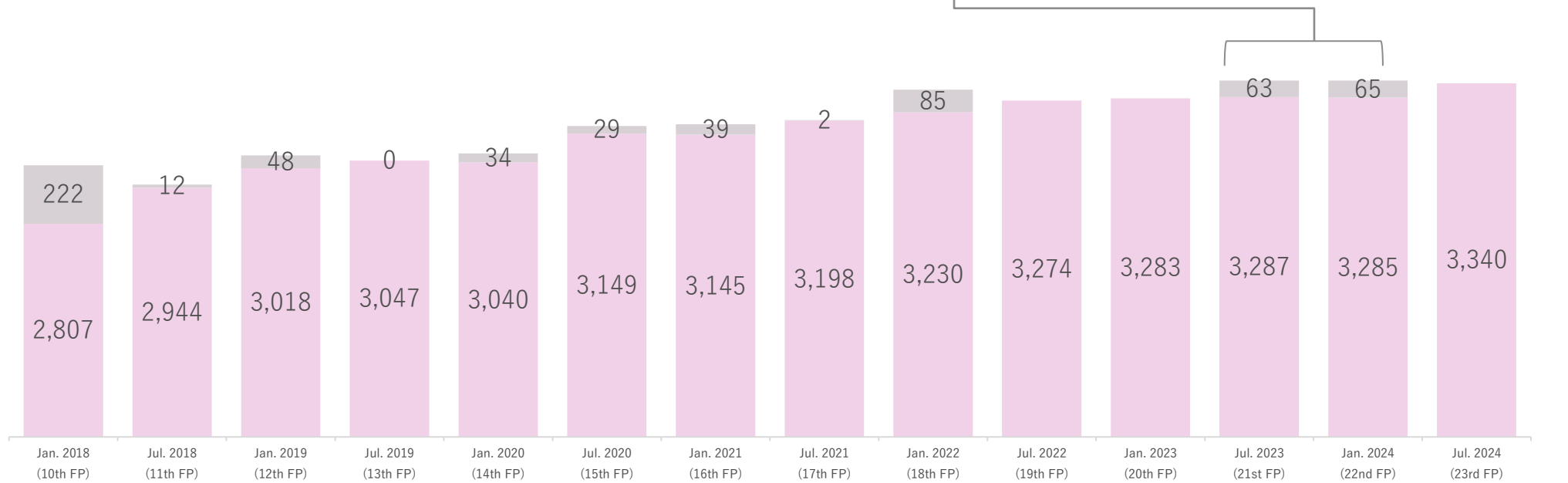
(Unit : yen)



Transition of Property Tax Benefit from asset acquisition



■ Stabilized DPU ■ Property Tax Benefit
(Note)



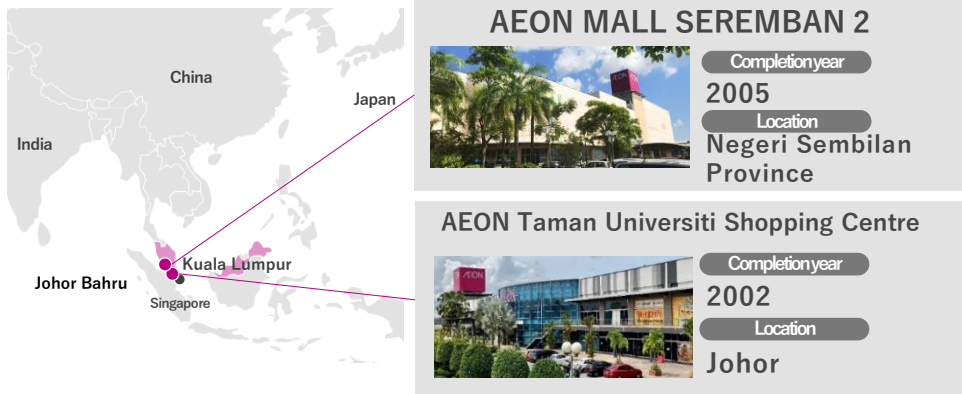
“Property Tax Benefit”

- ▶ Fixed asset and city planning taxes that are imposed on owners of real estate as of January 1st each year. Paid by both the seller and buyer of real estate according to the period of hold during the year in which the selling and buying transaction is conducted.
- ▶ Distribution increases in the year of transaction because the tax paid by the buyer is capitalized and not booked as expenses for the year. The expenses are posted from the payment period in the following year.

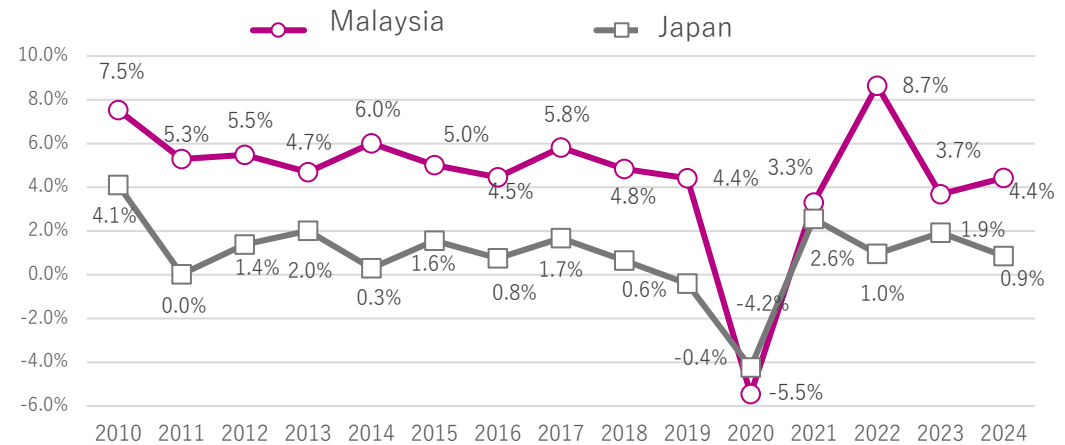
Overview of overseas properties

Acquired properties from AEON Malaysia, which has been operating locally for about 40 years. Rents are CPI-linked and reflecting Malaysia's growth potential.

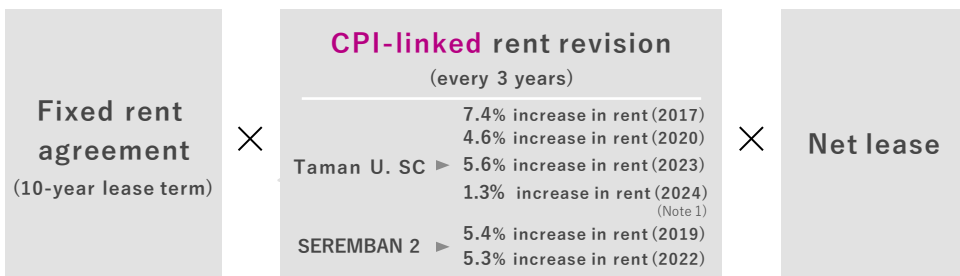
About the properties



GDP growth rate of Japan and Malaysia (Note 3)



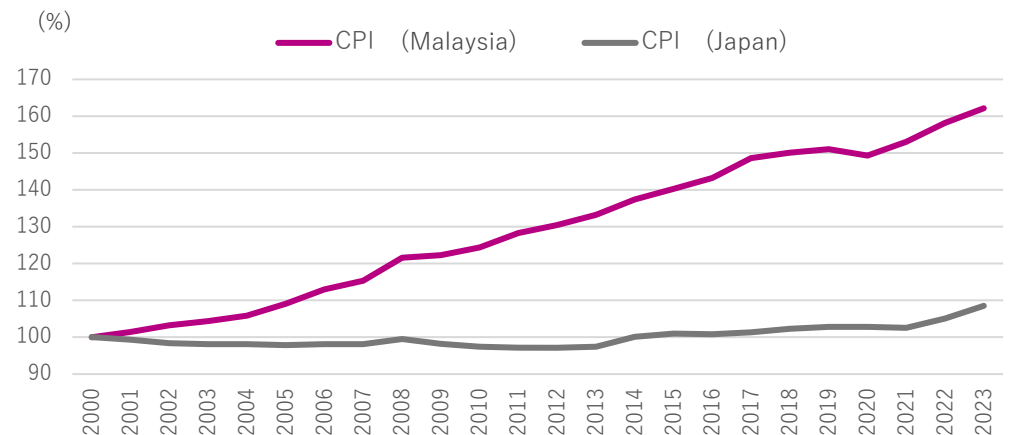
Details of the master lease agreement



About AEON Malaysia (AEON Co. (M) BHD)

- ▶ Founded in 1984 and has been operating in Malaysia for about **40 years**.
- ▶ **Have been listed** on the Kuala Lumpur Stock Exchange **since 1996**.
- ▶ **Operates 28 malls, generating operating income 4,129 million RM.** (Note 2)

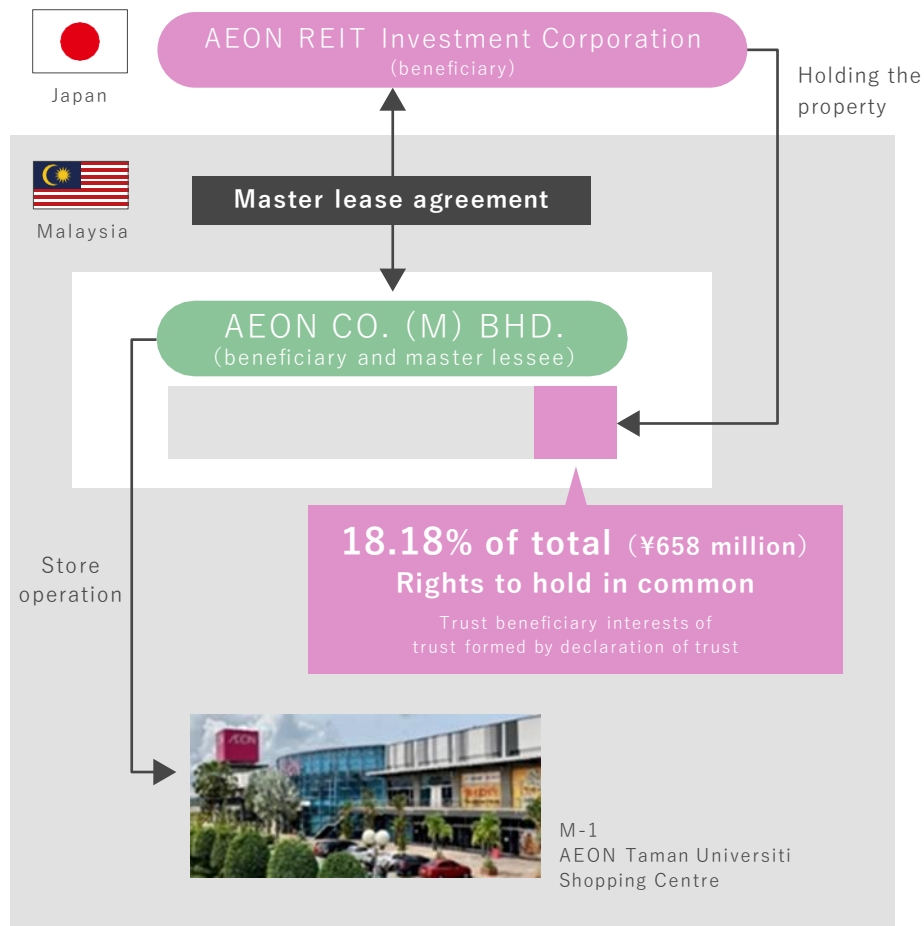
Changes in CPI in Malaysia and Japan (Note 4)



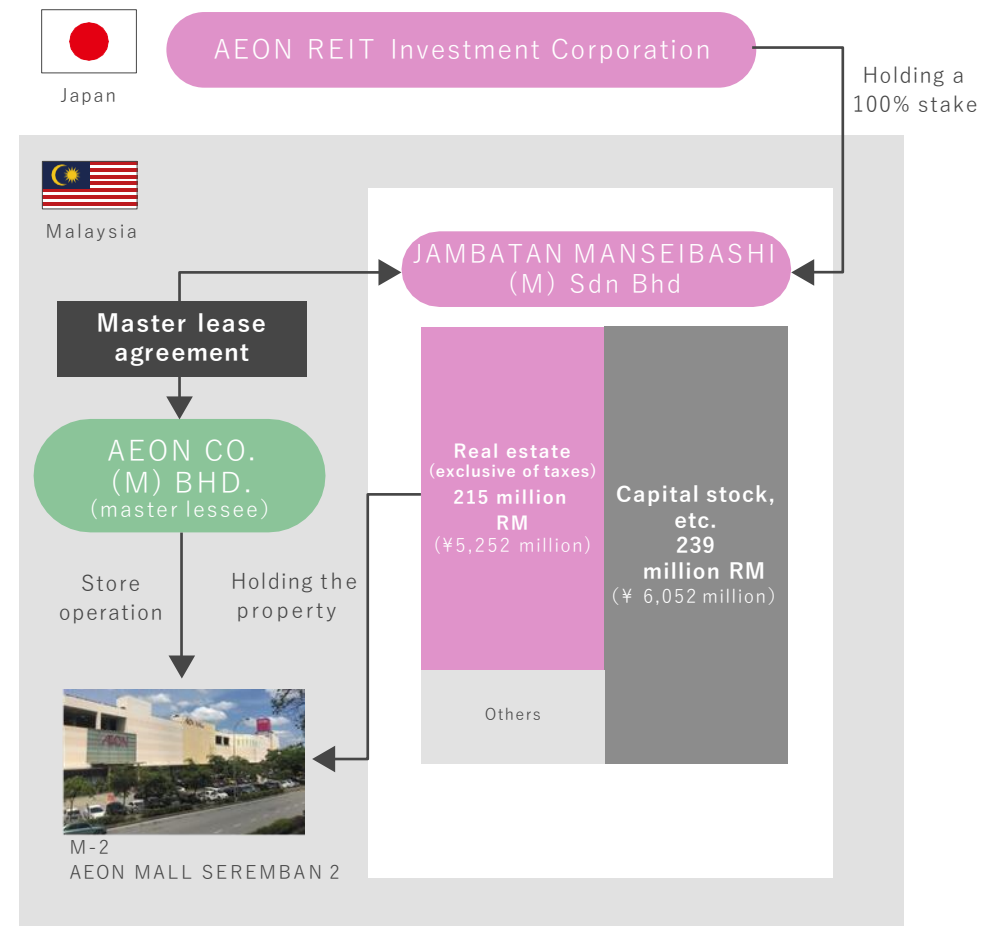
Schemes for acquisition of overseas properties

“Declaration-of-trust scheme” was utilized in the J-REIT’s first overseas investment case in Jun. 2014. “Overseas SPC scheme” was also utilized as second case for AEON REIT in Sep.2016.

Declaration-of-trust scheme (acquired in June 2014)

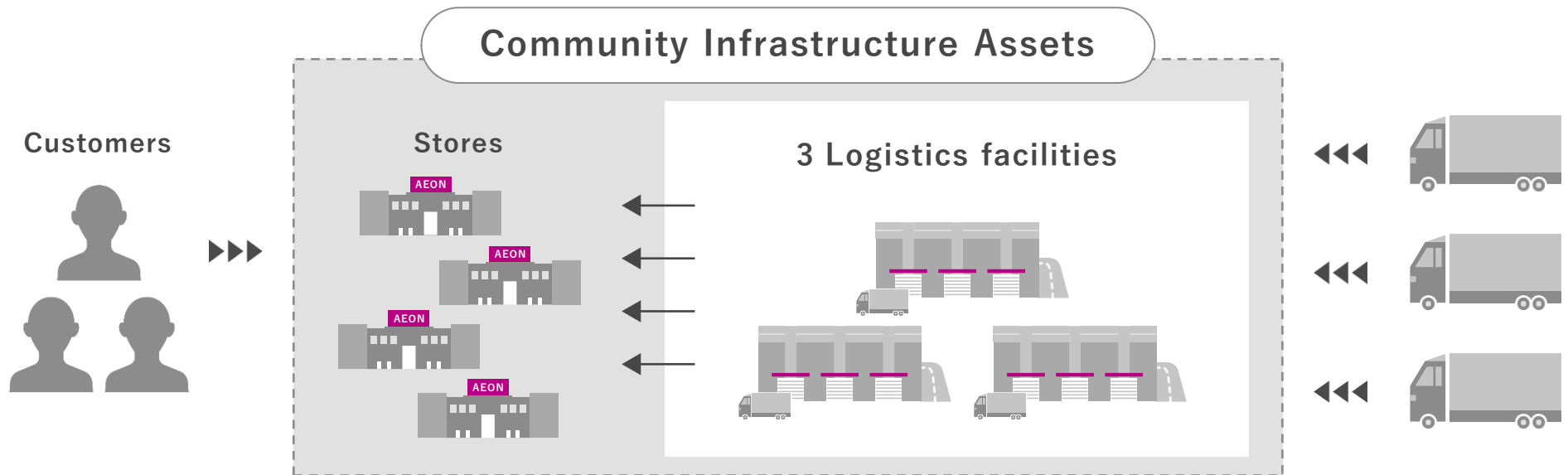





Overseas SPC scheme (acquired in September 2016)



Overview of logistics facilities

Invested in logistics facilities, supporting commercial distribution. Currently own 3 properties. Seek to incorporate growth potential and profitability in AEON Group's overall supply chain.



Type of facility	merchandise	Function	Kanto region	Kansai region
Process Center(PC)	Fresh food	<p>■ Fresh food processing center</p> <p>Producing and processing fresh food on behalf of each store and supplying raw materials for cooking at each store.</p>	 Daiei-Kawasaki Process Center	 Daiei-Ibaraki Process Center
Regional Distribution Center(RDC)	High rotation products	<p>■ Inventory storage base</p> <p>Mainly used as an ordinary temperature facility, responsible for temporary storage and supply of goods frequently replenished at each store.</p>		 AEON Minami-Osaka RDC

About AEON Group (1/3) ~ Pipeline support ~

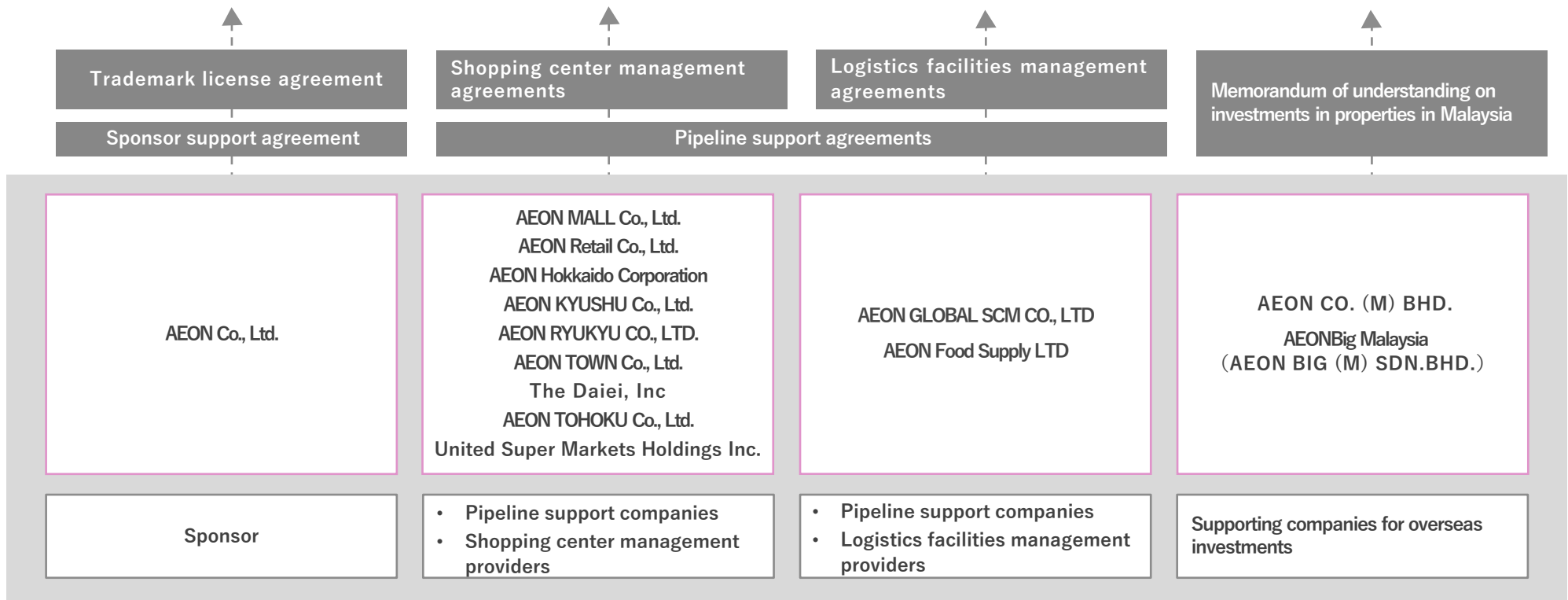
Supported by 14 companies from AEON Group and fully utilizing the Group synergy.

Major supports to be provided

- ▶ Provision of information on properties owned by AEON REIT.
- ▶ Grant of preferential negotiation rights on the retail properties operated by AEON Group.
- ▶ Provision of information on potential sales of properties owned by third parties.



AEON REIT Investment Corporation / AEON Reit Management Co., Ltd



About AEON Group (2/3) ~ Overview of the group ~

Numerical data (Note1)



Total
17,887
stores / locations

- GMS 609 stores
- DS 587 stores
- CVS 2,015 stores
- Other 1,512 stores
- NSC 156 locations
- Services 2,108 locations
- Tasmanian farm 1 locations
- SM 2,324 stores
- HC 118 stores
- Specialty stores 4,347 stores
- MALL-type SC 272 locations
- financials services 592 locations
- Drug stores 3,246 stores

Consolidated operating revenue **9.5 tn yen**

Group employees **599,000**

AEON Finance Service
Number of consolidated card members

50.2 million

Businesses fields



Market positioning (Note 3)

Ranking	Company name	Head office	Amount of sales (Unit: USD million)
1	Walmart Stores	United States	572,754
2	Amazon.com	United States	469,822
3	CVS health	United States	292,111
4	Costco	United States	195,929
5	Schwarz Group	Germany	156,209
17	AEON	Japan	78,155
18	LVMH Moët Hennessy-Louis Vuitton S.A.	France	75,920

About AEON Group (3/3)

~ Major large-scale retail properties (including facilities under development) ~

- Major Shopping Centers developed by AEON Group
- Major Shopping Centers currently under development

Chugoku and Shikoku

- AEON MALL Tottorikita
- AEON Matsue Shopping Center
- AEON MALL Izumo
- AEON MALL Okayama
- AEON MALL Hiroshima Fuchu
- AEON MALL Hiroshima Gion
- THE OUTLETS HIROSHIMA
- AEON TOWN Houfu
- AEON MALL Tokushima
- AEON MALL Takamatsu
- AEON MALL Niihama
- AEON MALL Imabarishintoshi
- AEON MALL Kochi

- Tottori City, Tottori
- Matsue City, Shimane
- Izumo City, Shimane
- Okayama City, Okayama
- Aki County, Hiroshima
- Hiroshima City, Hiroshima
- Hiroshima City, Hiroshima
- Hofu City, Yamaguchi
- Tokushima City, Tokushima
- Takamatsu City, Kagawa
- Niihama City, Ehime
- Imabari City, Ehime
- Kochi City, Kochi

Kinki

- AEON MALL Kusatsu
- AEON MALL Kyoto Katsuragawa
- AEON MALL Rinkusennan
- AEON MALL Dainichi
- AEON MALL Osaka Dome City
- AEON MALL Shijonawate
- AEON MALL Sakaitappoucho
- AEON MALL Fujiidera SC
- AEON MALL Kobeminami
- AEON MALL Kashihara

- Kusatsu City, Shiga
- Kyoto City/Mukou City, Kyoto
- Sennan City, Osaka
- Moriguchi City, Osaka
- Osaka City, Osaka
- Shijonawate City/Neyagawa City, Osaka
- Sakai City, Osaka
- Fujiidera City, Osaka
- Kobe City, Hyogo
- Kashihara City, Nara

Kyushu and Okinawa

- THE OUTLETS KITAKYUSHU
- AEON MALL Fukuoka
- AEON MALL Yahatahigashi
- AEON Daito Shopping Center
- AEON Yatsushiro Shopping Center
- AEON MALL Sankoh
- AEON MALL Miyazaki
- AEON MALL Okinawa Rycom

- Kitakyushu City, Fukuoka
- Fukuoka City, Fukuoka
- Kitakyushu City, Fukuoka
- Sasebo City, Nagasaki
- Yatsushiro City, Kumamoto
- Nakatsu City, Oita
- Miyazaki City, Miyazaki
- Nakagami County, Okinawa

Tokai and Hokuriku

- AEON MALL Takaoka
- AEON MALL Tonami
- AEON MALL Shin-Komatsu
- AEON MALL Hakusan
- AEON MALL Kakamigahara
- AEON MALL Toki
- AEON MALL Hamamatsuichino
- AEON MALL Toyokawa

- Takaoka City, Toyama
- Tonami City, Toyama
- Komatsu City, Ishikawa
- Hakusan City, Ishikawa
- Kakamigahara City, Gifu
- Toki City, Gifu
- Hamamatsu City, Shizuoka
- Toyokawa City, Aichi

- AEON MALL Odaka
- AEON MALL Nagoya Chaya
- AEON MALL Nagoya Noritake Garden
- AEON MALL Fuso
- AEON MALL Tokoname
- AEON MALL Nagakute
- AEON MALL Toin
- AEON MALL Tsu minami

- Nagoya City, Aichi
- Nagoya City, Aichi
- Nagoya City, Aichi
- Niwa County, Aichi
- Tokoname City, Aichi
- Nagakute City, Aichi
- Inabe County, Mie
- Tsu City, Mie

Hokkaido and Tohoku

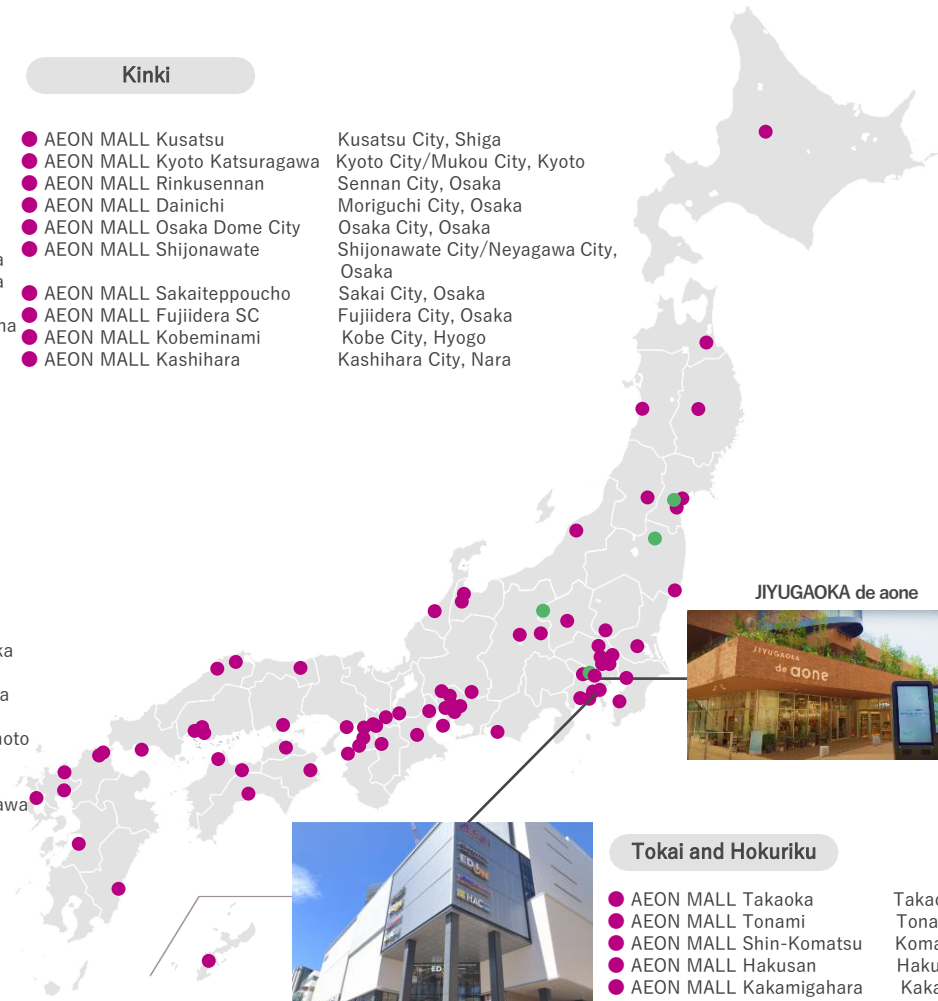
- AEON MALL Around Asahikawa Station
- AEON MALL Shimoda
- AEON MALL Moriokaminami
- AEON MALL Natori
- AEON MALL Shinrifu South Wing
- (tentative name) AEON MALL Sendai Amamiya
- AEON MALL Akita
- AEON MALL Tendo
- AEON MALL Iwakionahama
- AEON MALL Date

- Kamikita County, Aomori
- Morioka City, Iwate
- Natori City, Miyagi
- Rifu-cho, Miyagi
- Sendai City, Miyagi
- Akita City, Akita
- Tendo City, Yamagata
- Iwaki City, Fukushima
- Date City, Fukushima

Kanto and Koushinetsu

- AEON MALL Tsukuba
- AEON MALL Sanoshintoshi
- AEON MALL Urawamisono
- AEON MALL Hanyu
- AEON MALL Kasukabe
- AEON MALL Yono
- AEON MALL Ageo
- AEON MALL Kawaguchi
- AEON MALL Makuhari New City
- AEON MALL Kisarazu
- (tentative name) Hachioji North Interchange
- AEON MALL Hinode
- JIYUGAOKA de aone
- AEON MALL Hadano Shopping Center
- AEON MALL Zama
- THE OUTLETS SHONAN HIRATSUKA
- CeeU Yokohama
- AEON MALL Niigataminami
- AEON MALL Sakudaira
- AEON MALL Matsumoto
- AEON MALL Suzaka

- Tsukuba City, Ibaraki
- Sano City, Tochigi
- Saitama City, Saitama
- Hanyu City, Saitama
- Kasukabe City, Saitama
- Saitama City, Saitama
- Ageo City, Saitama
- Kawaguchi City, Saitama
- Chiba City, Chiba
- Kisarazu City, Chiba
- Hachioji City, Tokyo
- Nishitama County, Tokyo
- Meguro Ward, Tokyo
- Hadano City, Kanagawa
- Zama City, Kanagawa
- Hiratsuka City, Kanagawa
- Yokohama City, Kanagawa
- Niigata City, Niigata
- Saku City, Nagano
- Matsumoto City, Nagano
- Suzaka City, Nagano



JIYUGAOKA de aone



CeeU Yokohama



Notes (III)

P.50 Corporate philosophy and policy

(Note 1) Refers to retail properties, logistics facilities and related facilities. Retail properties refer to facilities containing retail businesses and other merchandising businesses, entertainment and amusement facilities and other facilities that attract customers (including parking lots and equipment and systems for logistics). Logistics facilities refer to warehouses and other storage facilities for the distribution and transport of merchandise and other goods.

(Note 2) Refers to the group comprised of the holding company AEON CO., LTD. And its 309 consolidated subsidiaries and 25 equity-method associates (as of Feb. 29, 2024).

P.51 Portfolio policy

(Note 1) Calculated based on acquisition prices.

(Note 2) Indicates such as Malaysia in the ASEAN region and China.

(Note 3) ASEAN indicates Indonesia, Malaysia, Philippines, Singapore, Thailand, Brunei, Vietnam, Laos, Myanmar and Cambodia.

P.53 Properties owned by AEON REIT (as of Jul. 31, 2024)

(Note) The number of properties is calculated including AEON MALL SEREMBAN 2, which AEON REIT owns through the Overseas SPC..

P.56 Transition of Property Tax Benefit from asset acquisition

(Note) The “DPU excluding Property Tax Benefit” is a figure excluding the amount of “Property Tax Benefit” from actual DPU and partly include distribution reserve and Distribution in excess of earnings. “DPU excluding Property Tax Benefit” is forecast figure anticipated by AEON REIT Investment Corporation as of the publication date of this document, which is not an indicator specified by generally accepted corporate accounting standards, nor has it been audited by an accounting auditor. The estimated amount should not be considered as a substitute for other indicators presented in accordance with generally accepted accounting principles. The information of “DPU excluding Property Tax Benefit” dose not guarantee any other meanings such as the presence or the amount of distribution.

P.57 Overview of overseas properties

(Note 1) Revised monthly rent according to the renewed contract.

(Note 2) Created by the Asset Management Company based on the information listed in “Annual Report 2023” issued by AEON Malaysia.

(Note 3) Created by the Asset Management Company based on the information listed in “World Economic Outlook Databases” issued by IMF.

(Note 4) Created by the Asset Management Company based on the information listed in “World Economic Outlook Databases” issued by IMF. (The data in 2000 is set as 100.)

P.61 About AEON Group (2/3) ~Overview of the AEON Group~

(Note 1) Created by the Asset Management Company based on information on "AEON 2023-2024" uploaded on websites of AEON Co., Ltd

(Note 2) Mentioned based on the securities report dated May 30, 2024 of AEON Co., Ltd.

(Note 3) Created by the Asset Management Company based on the sales data of each company in 2021.

P.62 About AEON Group (3/3) ~ Major large-scale retail properties(including facilities under development) ~

(Note 1) Prepared by the Asset Management Company based on the information provided by AEON CO., LTD. and AEON MALL Co., Ltd. (as of Jul. 2024).

(Note 2) AEON REIT neither owns nor plans to acquire any of these properties as of now.

23rd FP(Jul. 2024) Financial Results Presentation Material

IV. Appendix 2

Numeric data

Balance Sheet of 23rd FP (as of Jul. 31, 2024)

	22nd FP (as of Jan. 31, 2024)		23rd FP (as of Jul. 31, 2024)			22nd FP (as of Jan. 31, 2024)		23rd FP (as of Jul. 31, 2024)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage		Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Assets					Liabilities				
I Current assets	39,175,435	8.6%	41,486,244	9.0%	I Current liabilities	23,209,651	5.1%	27,839,422	6.1%
Cash and deposits	28,558,720	6.3%	31,350,131	6.8%	Operating accounts payable	1,458,354	0.3%	7,483,086	1.6%
Cash and deposits in trust	9,752,689	2.1%	9,275,987	2.0%	Short-term debt	-	-	-	-
Prepaid expenses	856,621	0.2%	517,209	0.1%	Current portion of long-term loan payable	19,500,000	4.3%	19,500,000	4.3%
Income taxes receivable	23	0.0%	27	0.0%	Account payable - other	489,036	0.1%	450,705	0.1%
Consumption taxes receivable	-	-	32,016	0.0%	Accrued expense	107,493	0.0%	105,554	0.0%
Other	7,380	0.0%	310,871	0.1%	Income taxes payable	605	0.0%	605	0.0%
					Accrued consumption taxes	1,375,221	0.3%	-	-
II Non-current assets	414,833,628	91.3%	416,883,105	90.9%	Provision for loss on disaster	84,919	0.0%	104,592	0.0%
Property and equipment	333,572,634	73.4%	335,826,497	73.2%	Other	194,022	0.0%	194,878	0.0%
Land	108,463	0.0%	108,463	0.0%	II Non-current liabilities	183,781,038	40.5%	183,993,051	40.1%
Buildings in trust, net	183,731,337	40.4%	185,677,695	40.5%	Investment corporation bond	51,000,000	11.2%	51,000,000	11.1%
Structures in trust, net	720,416	0.2%	975,551	0.2%	Long-term loans payable	117,900,000	26.0%	117,900,000	25.7%
Tools, furniture and fixtures in trust, net	15,488	0.0%	67,858	0.0%	Tenants leasehold and security deposits	2,628	0.0%	2,628	0.0%
Land in trust	148,996,928	32.8%	148,996,928	32.5%	Tenants leasehold and security deposits in trust	14,320,296	3.2%	14,530,022	3.2%
Construction in progress in trust	-	-	-	-	Asset retirement obligation	558,113	0.1%	560,401	0.1%
Intangible assets	74,397,089	16.4%	74,324,762	16.2%	Total liabilities	206,990,690	45.6%	211,832,473	46.2%
Leasehold rights in trust	74,397,089	16.4%	74,324,762	16.2%	Net assets				
Investments and other assets	6,863,905	1.5%	6,731,845	1.5%	I Unitholders' equity	247,267,660	54.4%	246,751,274	53.8%
Shares of subsidiaries and associates	6,078,453	1.3%	6,078,453	1.3%	Unitholders' capital, net	239,903,198	52.8%	239,903,198	52.3%
Long-term prepaid expenses	775,451	0.2%	643,391	0.1%	Unitholders' capital	243,428,896	53.6%	243,428,896	53.1%
Leases and guarantee deposits	10,000	0.0%	10,000	0.0%	Other deduction from unitholders' capital	▲ 3,525,697	▲0.8%	▲ 3,525,697	▲0.8%
					Surplus	7,364,461	1.6%	6,848,075	1.5%
III Differed assets	249,285	0.1%	214,398	0.0%	Distribution reserve	374,431	0.1%	249,222	0.1%
Investment unit issuance expenses	32,983	0.0%	17,557	0.0%	Unappropriated retained earnings	6,990,029	1.5%	6,598,853	1.4%
Investment corporation bond issuance costs	216,302	0.0%	196,840	0.0%	Total net assets	247,267,660	54.4%	246,751,274	53.8%
Total assets	454,258,350	100.0%	458,583,748	100.0%	Total liabilities and net assets	454,258,350	100.0%	458,583,748	100.0%

Statements of income of 23rd FP

(Statements of Income)

	22nd FP (From Aug. 1, 2023 to Jan. 31, 2024)		23rd FP (From Feb. 1, 2024 to Jul. 31, 2024)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Operating revenue	21,054,762	100.0%	21,161,414	100.0%
Rent revenue - real estate	20,887,803	99.2%	20,978,086	99.1%
Dividends received	166,959	0.8%	183,327	0.9%
Operating expenses	13,006,233	61.8%	13,491,031	63.8%
Expenses related to rent business	11,798,293	56.0%	12,340,803	58.3%
(Depreciation)	(5,386,639)	(25.6%)	(5,316,896)	(25.1%)
Asset management fee	971,454	4.6%	933,245	4.4%
Asset custody fee	23,035	0.1%	23,033	0.1%
Administrative service fees	68,436	0.3%	66,206	0.3%
Director's compensation	4,500	0.0%	3,600	0.0%
Taxes and dues	8,194	0.0%	5,553	0.0%
Other operating expenses	132,320	0.6%	118,588	0.6%
I Operating income	8,048,528	38.2%	7,670,382	36.2%
Non-operating income	4,031	0.0%	1,615	0.0%
Interest income	155	0.0%	178	0.0%
Refund of unpaid distributions	1,710	0.0%	1,206	0.0%
Other	2,166	0.0%	231	0.0%
Non-operating expenses	978,846	4.6%	1,001,801	4.7%
Interest expenses	566,009	2.7%	594,148	2.8%
Interest expenses on investment corporation bonds	216,531	1.0%	214,089	1.0%
Amortization of investment unit issuance expenses	15,425	0.1%	15,425	0.1%
Amortization of investment corporation bond issuance expenses	19,461	0.1%	19,461	0.1%
Borrowing related expenses	161,330	0.8%	158,676	0.7%
Foreign exchange loss	87	0.0%	-	-
II Ordinary income	7,073,713	33.6%	6,670,196	31.5%
III Extraordinary income	12,208	0.1%	302,261	1.4%
Insurance income	12,208	0.1%	302,261	1.4%
III Extraordinary loss	95,288	0.5%	373,000	1.8%
Loss on disaster	10,368	0.0%	268,408	1.3%
Provision for loss on disaster	84,919	0.4%	104,592	0.5%
IV Income (loss) before taxes	6,990,634	33.2%	6,599,458	31.2%
Income taxes - current	605	0.0%	605	0.0%
V Net income (loss)	6,990,029	33.2%	6,598,853	31.2%
Retained earnings brought forward	-	-	-	-
VI Unappropriated retained earnings (undisposed loss)	6,990,029	33.2%	6,598,853	31.2%

(Breakdown of revenues and expenses related to real estate leasing business)

	22nd FP (From Aug. 1, 2023 to Jan. 31, 2024)		23rd FP (From Feb. 1, 2024 to Jul. 31, 2024)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Rent revenue - real estate	20,887,803	100.0%	20,978,086	100.0%
Rent revenue	20,768,752	99.4%	20,912,813	99.7%
Other rent revenue - real estate	119,051	0.6%	65,273	0.3%
Expenses related to real estate leasing business	11,798,293	56.5%	12,340,803	58.8%
Property and facility management fees	51,143	0.2%	50,518	0.2%
Repairs and maintenance expenses	963,173	4.6%	1,474,448	7.0%
Insurance expenses	321,898	1.5%	329,974	1.6%
Trust fees	32,294	0.2%	25,312	0.1%
Land rent paid	2,741,088	13.1%	2,741,126	13.1%
Taxes and dues	2,248,968	10.8%	2,344,385	11.2%
Depreciation	5,386,639	25.8%	5,316,896	25.3%
Water charges	45,568	0.2%	41,185	0.2%
Other expenses related to rent business	7,519	0.0%	16,954	0.1%
NOI	14,476,149	-	13,954,179	-
Rent revenue - real estate (+)	20,887,803	-	20,978,086	-
Expenses related to real	▲ 11,798,293	-	▲ 12,340,803	-
Depreciation (+)	5,386,639	-	5,316,896	-

Portfolio list (1/2)

Property number	Property name	Location	Acquisition date	Age of building	Total leasable area (square meters)	Acquisition price (mm yen)	PML (%) (Note 1)
SRSC-1	Aeon Lake Town mori (40% stake) (Note 2)	Koshigaya City, Saitama	November 2013	15.9 years	205,711.70	21,190	2.0
SRSC-2	AEON Lake Town kaze (40% stake) (Note 2)	Koshigaya City, Saitama	November 2013	15.9 years	127,183.81	6,730	1.7
RSC-1	AEON MALL Morioka	Morioka City, Iwate	November 2013	21.0 years	98,968.59	5,340	11.1
RSC-2	AEON MALL Ishinomaki	Ishinomaki City, Miyagi	November 2013	17.4 years	60,682.20	6,680	3.9
RSC-3	AEON MALL Mitouchihara	Mito City, Ibaraki	November 2013	18.7 years	159,997.49	16,565	0.7
RSC-4	AEON MALL Ota (Note 3)	Ota City, Gunma	November 2013	20.7 years/0.4 years	114,214.56	12,424	4.8/2.0
RSC-5	AEON Sagamihara Shopping Center	Sagamihara City, Kanagawa	November 2013	31.0 years	75,056.62	10,220	13.4
RSC-6	AEON MALL Ogaki	Ogaki City, Gifu	November 2013	17.4 years	64,246.26	4,950	9.2
RSC-7	AEON MALL Suzuka	Suzuka City, Mie	November 2013	27.7 years	125,253.74	9,660	7.5
RSC-8	AEON MALL Meiwa	Taki County, Mie	November 2013	23.0 years	44,193.80	3,290	4.6
RSC-9	AEON MALL Kasai-Hojo	Kasai City, Hyogo	November 2013	15.8 years	48,229.25	7,230	10.7
RSC-10	AEON MALL Hiezu	Saihaku County, Tottori	November 2013	25.4 years	102,045.24	7,780	8.0
RSC-11	AEON MALL Kurashiki	Kurashiki City, Okayama	November 2013	24.9 years	157,274.78	17,890	0.5
RSC-12	AEON MALL Ayagawa	Ayaka County, Kagawa	November 2013	16.0 years	113,149.07	8,740	0.6
RSC-13	AEON MALL Nogata	Nogata City, Fukuoka	November 2013	19.3 years	151,969.51	12,546	0.1
RSC-15	AEON MALL KYOTO	Kyoto City, Kyoto	February 2015	14.6 years	136,468.45	21,470	13.5
RSC-16	AEON MALL Sapporo-Hiraoka	Sapporo City, Hokkaido	February 2015	23.7 years	78,360.81	5,900	3.5
RSC-17	AEON MALL Kushiro-Showa	Kushiro City, Hokkaido	February 2015	23.9 years	51,763.05	1,780	7.0
RSC-18	AEON MALL Shinrifu North Wing	Miyagi County, Miyagi	February 2015	24.3 years	66,478.91	2,560	6.9
RSC-19	AEON MALL Yamagata-Minami	Yamagata City, Yamagata	February 2015	23.7 years	53,502.94	1,350	6.2
RSC-20	AEON MALL Yokkaichi-Kita	Yokkaichi City, Mie	February 2015	23.5 years	41,447.33	2,210	6.0
RSC-21	AEON MALL Yamatokoriyama	Yamatokoriyama City, Nara	February 2016	14.5 years	105,230.88	14,452	12.0
RSC-22	AEON MALL Chiba-Newtown (Mall Building, Cinema and Sports Building) (Note 4)	Inzai City, Chiba	March 2016	18.3 years	107,425.97	12,198	2.7
RSC-23	AEON MALL Kofu Showa (Note 5)	Nakakoma County, Yamanashi	February 2016	13.4 years/6.7 years	99,772.38	15,489	2.5/3.1
RSC-24	AEON MALL Tomakomai	Tomakomai City, Hokkaido	September 2016	19.3 years	71,308.33	7,840	2.9

Portfolio list (2/2)

Property number	Property name	Location	Acquisition date	Age of building	Total leasable area (square meters)	Acquisition price (mm yen)	PML (%) (Note 1)
RSC-25	AEON MALL Oyama	Oyama City, Tochigi	August 2016	27.3 years	47,872.33	6,280	4.5
RSC-26	AEON MALL Itamikoya	Itami City, Hyogo	February 2017	13.5 years	122,944.71	16,860	1.8
RSC-27	AEON MALL Kagoshima	Kagoshima City, Kagoshima	February 2017	16.9 years	132,341.35	13,400	6.1
RSC-28	AEON MALL Tsuchiura	Tsuchiura City, Ibaraki	February 2017	15.2 years	86,848.51	12,030	1.0
RSC-29	AEON MALL Kahoku	Kahoku City, Ishikawa	February 2017	15.8 years	70,948.14	9,940	11.4
RSC-30	AEON MALL Shimotsuma	Shimotsuma City, Ibaraki	September 2017	26.7 years	58,402.66	9,552	2.7
RSC-31	AEON MALL Kyoto Gojo	Kyoto City, Kyoto	July 2018	20.5 years	87,311.56	13,333	11.6
RSC-32	AEON MALL Fukutsu	Fukutsu City, Fukuoka	September 2019	12.3 years	100,020.87	18,040	1.5
RSC-33	AEON MALL Tamadaira woods	Hino City, Tokyo	February 2020	9.7 years	66,575.54	9,667	7.0
RSC-34	AEON MALL Takasaki	Takasaki City, Gunma	August 2021	17.8 years	126,403.58	17,164	4.0
RSC-35	AEON MALL Narita	Narita City, Chiba	August 2021	24.4 years	122,785.62	14,001	5.0
RSC-36	AEON MALL Shinkomatsu	Komatsu City, Ishikawa	August 2021	7.4 years	79,509.27	15,350	6.7
RSC-37	AEON MALL Sagayamato	Saga City, Saga	August 2021	23.9 years	68,942.36	3,720	8.6
RSC-38	AEON MALL Wakayama	Wakayama City, Wakayama Pref.	February 2023	10.5 years	123,318.13	16,840	11.5
RSC-39	AEON MALL Miyakonojo Ekimae	Miyakonojo City, Miyazaki Pref.	February 2023	15.7 years	62,324.49	4,460	5.2
CSC-1	AEON Chigasaki-Chuo Shopping Center	Chigasaki City, Kanagawa	May 2016	23.8 years	63,158.24	6,410	14.8
CSC-2	AEON STYLE Kemigawahama	Chiba City, Chiba	November 2017	32.7 years	29,947.62	3,748	2.6
CSC-3	AEON Kireuriwari Shopping Center	Osaka City, Osaka	September 2017	18.7 years	27,603.46	4,394	9.3
CSC-4	AEON Ueda Shopping Center	Ueda City, Nagano	October 2020	20.1 years	61,349.07	5,350	9.0
L-1	Daiei-Kawasaki Process Center	Kawasaki City, Kanagawa	February 2016	27.3 years	59,265.77	14,280	3.7
L-2	AEON Minami-Osaka RDC	Sakai City, Osaka	February 2017	29.3 years	50,197.06	9,870	12.5
L-3	Daiei-Ibaraki Process Center	Ibaraki City, Osaka	October 2017	47.2 years	50,783.58	6,810	12.6
M-1	AEON Taman Universiti Shopping Centre (Note 6)	Malaysia Johor	June 2014	22.2 years	22,870.00	658 (RM20 million)	0.8
M-2	AEON MALL SEREMBAN 2	Malaysia Negeri Sembilan Province	September 2016	19.6 years	81,135.00	5,252 (RM215 million)	4.0
Total (49 properties as of Jul. 31, 2024)				18.8 years	4,262,794.59	473,896	1.3

Appraisal value (1/2)

Property number	Property name	Acquisition price (Millions of yen) (Note 1)	FPTerminal book value (Millions of yen) (Note 1)	Unrealized gain (Millions of yen) (Note 2)	Appraisal value (Millions of yen)			Capitalization Rate based on direct capitalization method(%)		
					22nd FP (Jan. 31, 2024)	23rd FP (Jul. 31, 2024)	Difference	22nd FP (Jan. 31, 2024)	23rd FP (Jul. 31, 2024)	Difference
SRSC-1	AEON LakeTown mori (Note 3)	21,190	17,221	7,578	24,800	24,800	-	4.5	4.5	-
SRSC-2	AEON LakeTown kaze (Note 3)	6,730	5,175	2,914	8,090	8,090	-	4.9	4.9	-
RSC-1	AEON MALL Morioka	5,340	4,958	1,241	6,210	6,200	▲10	6.3	6.3	-
RSC-2	AEON MALL Ishinomaki	6,680	5,356	1,833	7,190	7,190	-	6.1	6.1	-
RSC-3	AEON MALL Mitouchihara	16,460	12,560	4,339	16,900	16,900	-	5.7	5.7	-
	AEON MALL Mitouchihara(land)	105	108	11	120	120	-	-	-	-
RSC-4	AEON MALL Ota (Note 4)	12,424	12,339	1,960	8,230	14,300	6,070	6.3	6.2	▲0.1
RSC-5	AEON Sagamihara Shopping Center	10,220	9,105	1,494	10,400	10,600	200	5.2	5.1	▲0.1
RSC-6	AEON MALL Ogaki	4,950	3,010	1,609	4,640	4,620	▲20	7.2	7.2	-
RSC-7	AEON MALL Suzuka	9,660	8,990	2,009	11,000	11,000	-	5.9	5.9	-
RSC-8	AEON MALL Meiwa	3,290	3,064	595	3,650	3,660	10	6.3	6.3	-
RSC-9	AEON MALL Kasai-Hojo	7,230	5,270	2,399	7,670	7,670	-	6.6	6.6	-
RSC-10	AEON MALL Hiezu	7,780	5,641	1,938	7,470	7,580	110	6.7	6.6	▲0.1
RSC-11	AEON MALL Kurashiki	17,890	16,268	3,031	19,000	19,300	300	5.9	5.8	▲0.1
RSC-12	AEON MALL Ayagawa	8,740	5,201	2,858	8,070	8,060	▲10	6.2	6.2	-
RSC-13	AEON MALL Nogata	12,546	9,987	3,512	14,600	13,500	▲1,100	5.9	5.9	-
RSC-15	AEON MALL KYOTO	21,470	18,397	4,802	22,700	23,200	500	4.6	4.5	▲0.1
RSC-16	AEON MALL Sapporo-Hiraoka	5,900	4,777	682	6,310	5,460	▲850	6.0	6.0	-
RSC-17	AEON MALL Kushiro-Showa	1,780	1,784	125	1,910	1,910	-	6.6	6.6	-
RSC-18	AEON MALL Shinrifu North Wing	2,560	3,180	▲1,160	2,310	2,020	▲290	6.2	6.2	-
RSC-19	AEON MALL Yamagata-Minami	1,350	1,192	307	1,500	1,500	-	6.4	6.4	-
RSC-20	AEON MALL Yokkaichi-Kita	2,210	2,105	434	2,540	2,540	-	5.9	5.9	-
RSC-21	AEON MALL Yamatokoriyama	14,452	11,748	3,151	14,900	14,900	-	5.5	5.5	-
RSC-22	AEON MALL Chiba-Newtown (Mall Building, Cinema and Sports Building) (Note 5)	12,198	10,895	1,504	12,100	12,400	300	4.7	4.6	▲0.1
RSC-23	AEON MALL Kofu Showa (Note 6)	15,489	12,889	4,610	17,200	17,500	300	5.6	5.5	▲0.1
RSC-24	AEON MALL Tomakomai	7,840	6,835	1,474	8,310	8,310	-	5.7	5.7	-

Appraisal value (2/2)

Property number	Property name	Acquisition price (Millions of yen) (Note 1)	FPTerminal book value (Millions of yen) (Note 1)	Unrealized gain (Millions of yen) (Note 2)	Real estate appraisal value (mm)			Capitalization rate based on direct capitalization method (%)		
					22nd FP (Jan. 31, 2024)	23rd FP (Jul. 31, 2024)	Difference	22nd FP (Jan. 31, 2024)	23rd FP (Jul. 31, 2024)	Difference
RSC-25	AEON MALL Oyama	6,280	5,141	1,268	6,310	6,410	100	6.5	6.4	▲0.1
RSC-26	AEON MALL Itamikoya	16,860	14,325	3,274	17,600	17,600	-	5.5	5.5	-
RSC-27	AEON MALL Kagoshima	13,400	11,435	2,364	13,800	13,800	-	5.7	5.7	-
RSC-28	AEON MALL Tsuchiura	12,030	9,854	2,445	12,100	12,300	200	6.1	6.0	▲0.1
RSC-29	AEON MALL Kahoku	9,940	7,587	3,212	10,600	10,800	200	6.7	6.6	▲0.1
RSC-30	AEON MALL Shimotsuma	9,552	8,290	2,509	10,600	10,800	200	6.2	6.1	▲0.1
RSC-31	AEON MALL Kyoto Gojo	13,333	12,566	433	13,000	13,000	-	4.7	4.7	-
RSC-32	AEON MALL Fukutsu	18,040	16,746	1,353	18,900	18,100	▲800	5.2	5.2	-
RSC-33	AEON Mall Tamadaira Woods	9,667	8,978	1,421	10,400	10,400	-	4.8	4.8	-
RSC-34	AEON MALL Takasaki	17,164	16,158	1,641	17,800	17,800	-	5.2	5.2	-
RSC-35	AEON MALL Narita	14,001	13,980	519	14,500	14,500	-	4.6	4.6	-
RSC-36	AEON MALL Shinkomatsu	15,350	14,110	1,389	15,500	15,500	-	-	-	-
RSC-37	AEON MALL Sagayamoto	3,720	3,479	400	3,890	3,880	▲10	6.1	6.1	-
RSC-38	AEON MALL Wakayama	16,840	16,427	272	16,800	16,700	▲100	-	-	-
RSC-39	AEON MALL Miyakonojo Ekimae	4,460	4,419	90	4,510	4,510	-	5.7	5.7	-
CSC-1	AEON Chigasaki-Chuo Shopping Center	6,410	6,411	428	6,680	6,840	160	4.9	4.8	▲0.1
CSC-2	AEON STYLE Kemigawahama	3,748	3,097	742	3,770	3,840	70	6.0	5.9	▲0.1
CSC-3	AEON Kireuiwari Shopping Center	4,394	4,024	815	4,840	4,840	-	5.0	5.0	-
CSC-4	AEON Ueda Shopping Center	5,350	5,860	879	6,640	6,740	100	6.6	6.5	▲0.1
L-1	Daiei-Kawasaki Process Center	14,280	12,929	3,270	16,200	16,200	-	4.4	4.4	-
L-2	AEON Minami-Osaka RDC	9,870	8,984	2,815	11,700	11,800	100	4.3	4.3	-
L-3	Daiei-Ibaraki Process Center	6,810	6,691	1,328	7,980	8,020	40	4.4	4.4	-
M-1	AEON Taman Universiti Shopping Centre (Note 7,8)	658 (RM20 million)	581 (RM17million)	92 (RM2million)	636 (RM20.4million)	674 (RM20.4million)	-	-	-	-
M-2	AEON MALL SEREMBAM 2 (Note 8)	5,252 (RM215 million)	-	-	7,524 (RM241million)	7,998 (RM242million)	-	-	-	-
Total (As of the end of the Jul. 2024)		473,896	-	88,232	500,100	506,382	-	-	-	-

Major revitalization investments with rent increase (Results and Planned)

Result / Planned ⁶	Property name	Rent revision timing	Contents	Revitalization investment Amount (yen) (Note1・2)	Effect of revitalization investment (annualized)	
					Rent increase(yen)	Return on investment
Result	AEON LakeTown kaze	Apr. 2015	Large-scale renewal	312 mm	21 mm	6.8%
Result	AEON MALL Morioka	Apr. 2016	Expansion of floor space	790 mm	57 mm	7.3%
Result	AEON MALL Yokkaichi-Kita	Jul. 2017	Food court renewal	113 mm	9 mm	8.5%
Result	AEON MALL Ota	Jul. 2017	New escalator installation	199 mm	14 mm	7.3%
Result	AEON MALL Tomakomai (Note 3)	Aug. 2017	Exterior wall painting	226 mm	5 mm	2.2%
Result	AEON MALL Suzuka	Nov. 2017	Large-scale renewal	296 mm	22 mm	7.7%
Result	AEON MALL Kurashiki	Dec. 2017	Large-scale renewal	132 mm	9 mm	7.5%
Result	AEON Kireuriwari SC	Mar. 2018	Exterior wall painting	129 mm	6 mm	5.1%
Result	AEON MALL Kofu Showa	Sep. 2018	Construction of existing building due to extension	781 mm	50 mm	6.5%
Result	AEON MALL Meiwa	Nov. 2019	Large-scale renewal	162 mm	13 mm	8.3%
Result	AEON Ueda SC	Dec. 2021	Exterior wall painting	271 mm	17 mm	6.5%
Result	AEON MALL Shimotsuma	Dec. 2022	Exterior wall painting	360 mm	23 mm	6.5%
Result	AEON Ueda SC	Dec. 2023	Large-scale renewal	892 mm	57 mm	6.5%
Result	AEON MALL Ota	Dec. 2023	AC facility expansion work	24 mm	1 mm	7.8%
Result	AEON MALL Meiwa	Feb. 2024	LED construction	6 mm	0.5 mm	8.4%
Result	AEON MALL Narita	Feb. 2024	Renewal of disabled parking area	62 mm	3 mm	6.1%
Result	AEON MALL Suzuka	Mar. 2024	Floor replacement work	31 mm	2 mm	7.9%
Result	AEON LakeTown mori	Mar. 2024	Renewal work around entrance area	92 mm	5 mm	5.4%
Result	AEON LakeTown kaze	Mar. 2024	Windbreak room installation	21 mm	1 mm	6.0%
Result	AEON LakeTown kaze	Apr. 2024	Additional windbreak room installation	2 mm	0.1 mm	6.0%
Result	AEON MALL Suzuka	Jun. 2024	Revitalization work	199 mm	15 mm	7.9%
Planned	AEON MALL Meiwa	Aug. 2024	LED construction	6 mm	0.5 mm	8.4%
Planned	AEON LakeTown mori	Sep. 2024	Revitalization work	32 mm	1 mm	5.2%
Planned	AEON MALL Sapporo Hiraoka	Oct. 2024	Outdoor light installation work	4 mm	0.7 mm	17.5%
Planned	AEON MALL Ota	Nov. 2024	Additional work along with revitalization and construction of extension building	12 mm	0.7 mm	6.3%
Planned	AEON MALL Ota	Dec.2024	Existing nonconforming correction work for shutter	318mm	20 mm	6.3%

Revitalization investment cases

AEON Kireuriwari SC - Exterior wall painting

(Mar. 2018)

Exterior wall painting for improving property value



AEON MALL Kofu Showa - Expansion of floor space

(extended Nov. 2017, acquired Sep. 2018)

Large-scale extension building has been newly established and **existing building has been renewed**



AEON MALL Meiwa - Revitalization work

(Nov. 2019)

Food court renewal for improving user's convenience



AEON Ueda - Exterior wall painting

(Dec. 2021)

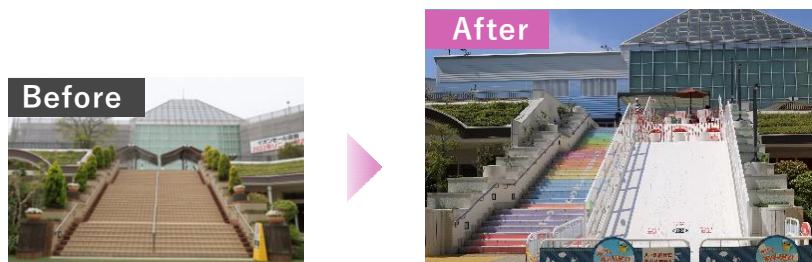
Exterior wall painting for improving property value



AEON MALL Kurashiki - Revitalization work

(Oct. 2022)

Revitalization for reopening in Oct. 2022



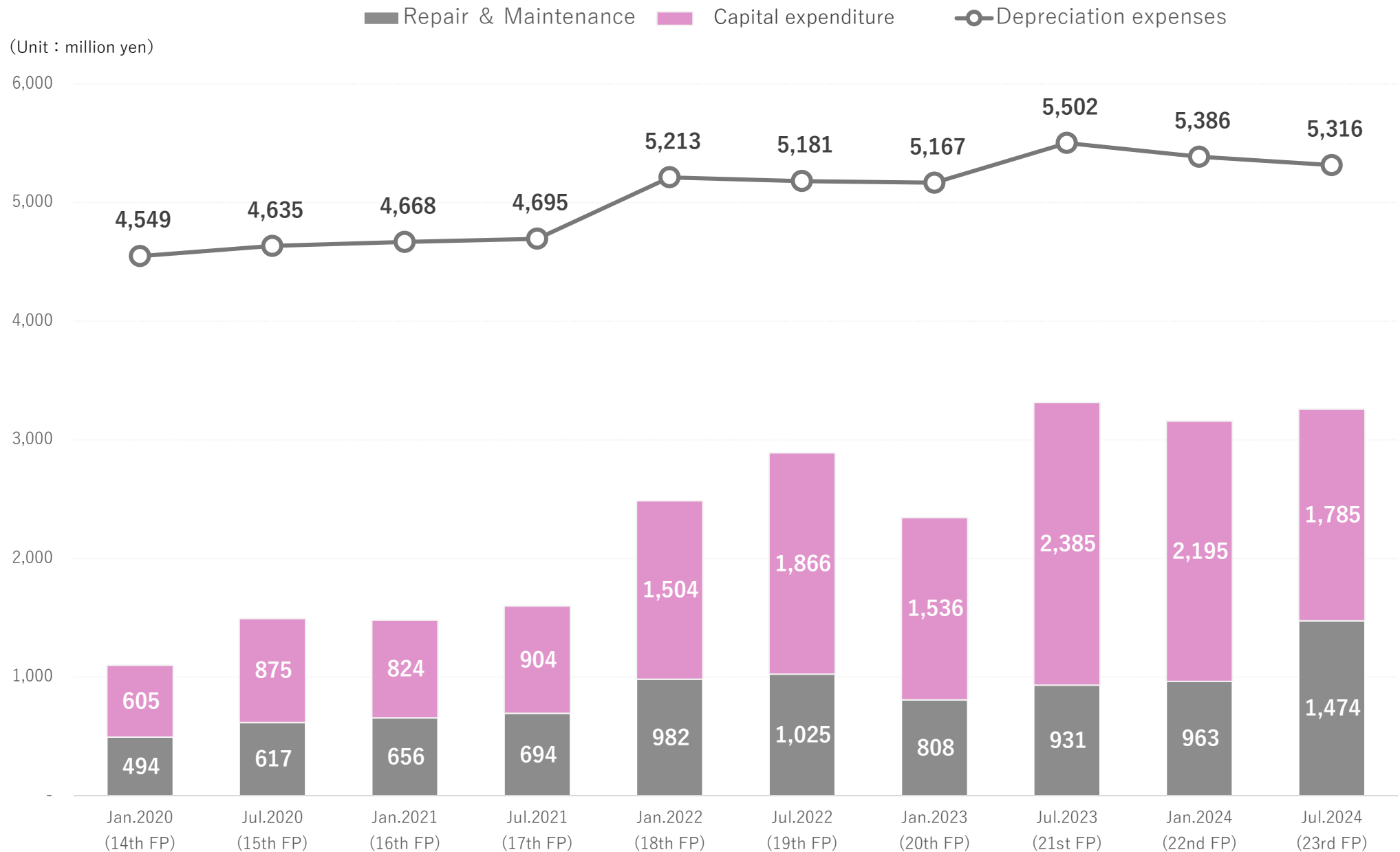
AEON MALL Ota - Revitalization work

(Apr. 2024)

Large-scale extension building has been newly established and **existing building has been renewed**

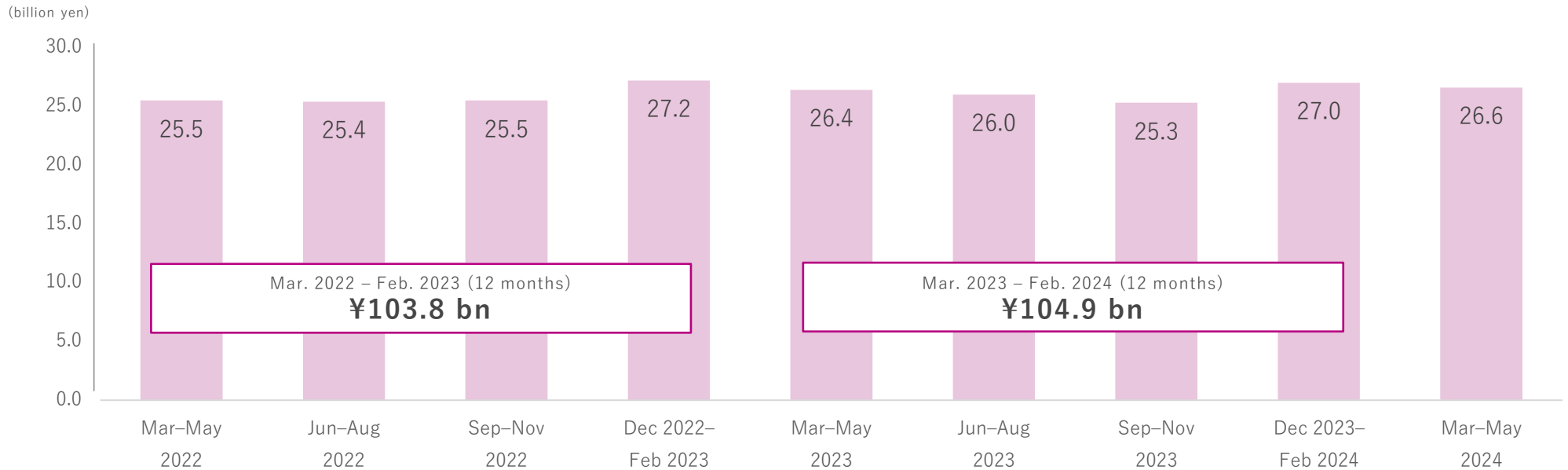


Transition of Repair & Maintenance and Capital expenditure



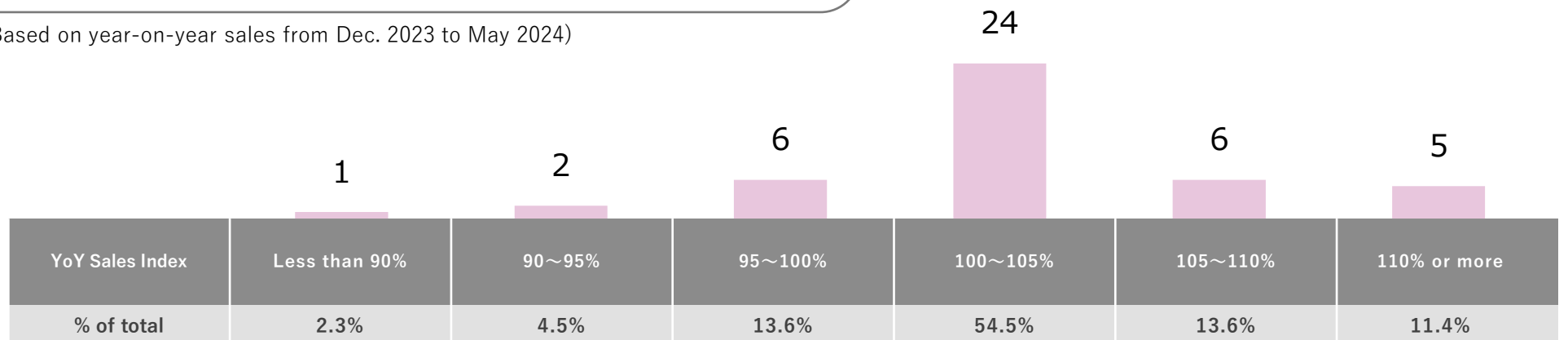
Performance trends of stores in the portfolio (1/2)

Master lease company operating revenue (Note 1)



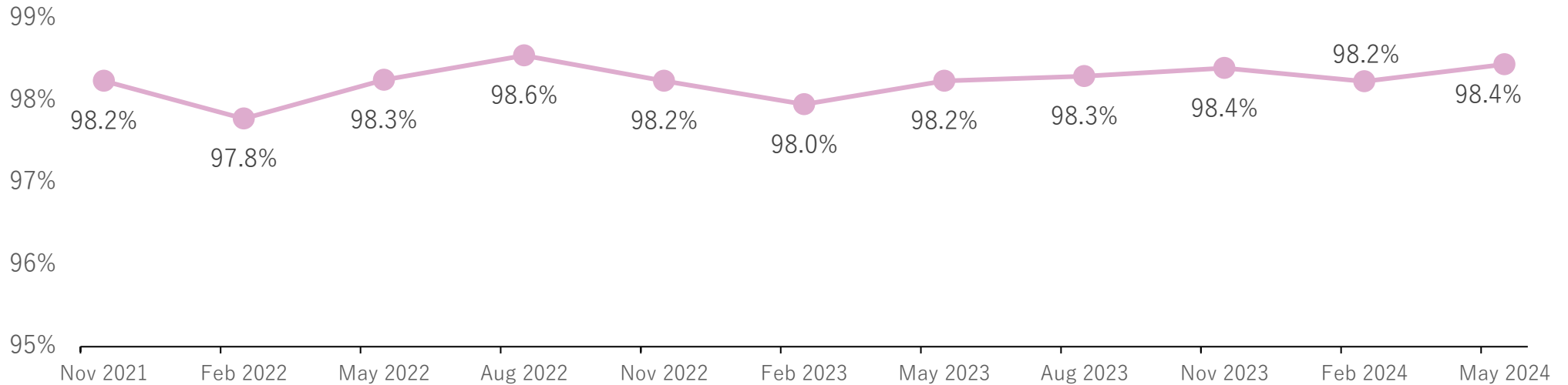
Sales trends of individual properties (Note 2,3)

(Based on year-on-year sales from Dec. 2023 to May 2024)

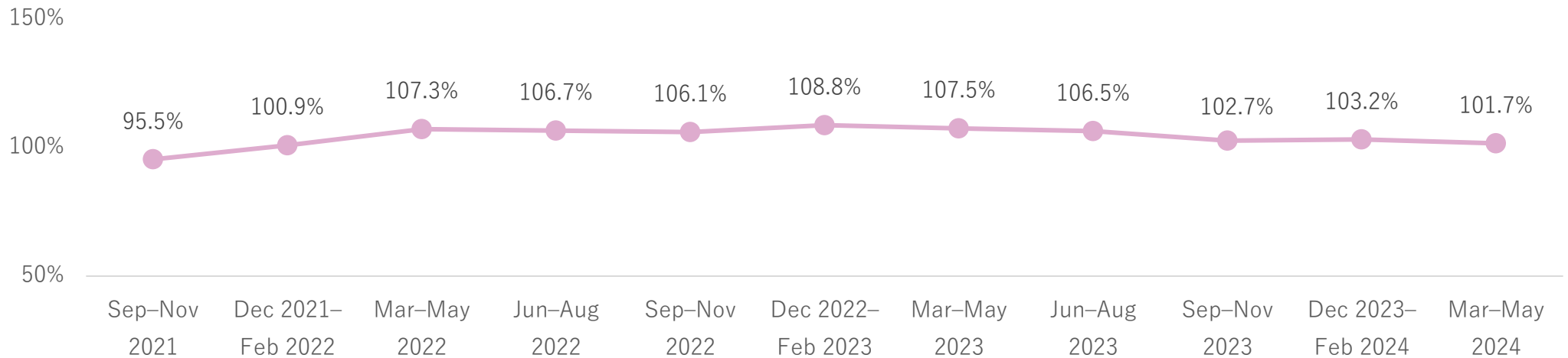


Performance trends of stores in the portfolio (2/2)

Performance trends of End tenants in the portfolio (Note 1)

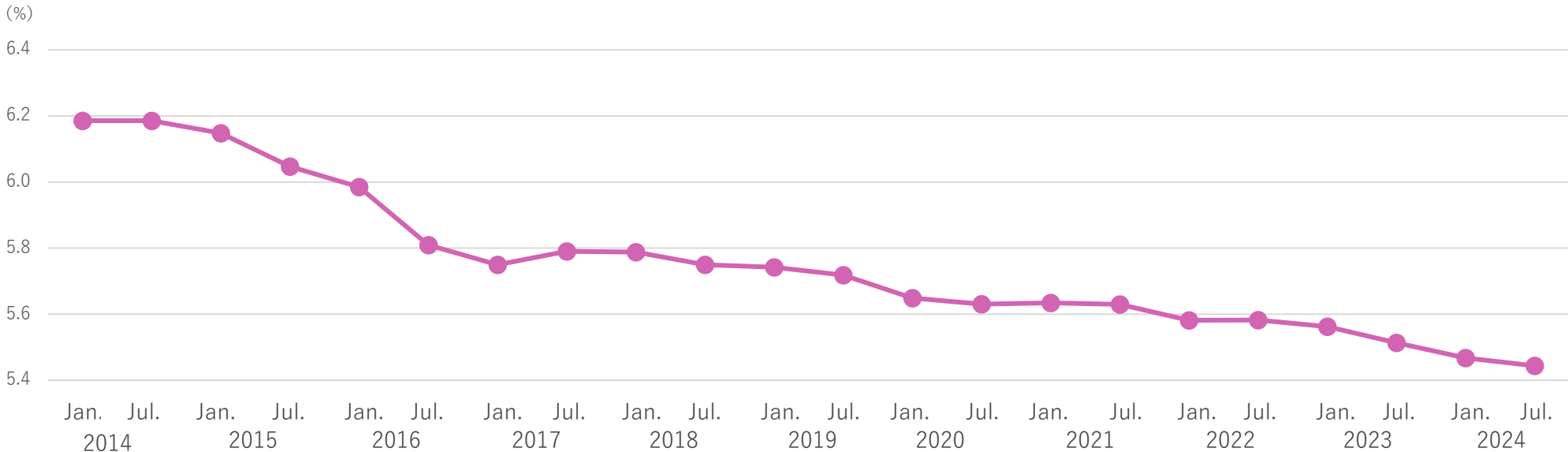


Sales status of end tenants (every 3 months sales compared to the same period of the previous year) (Note 2)

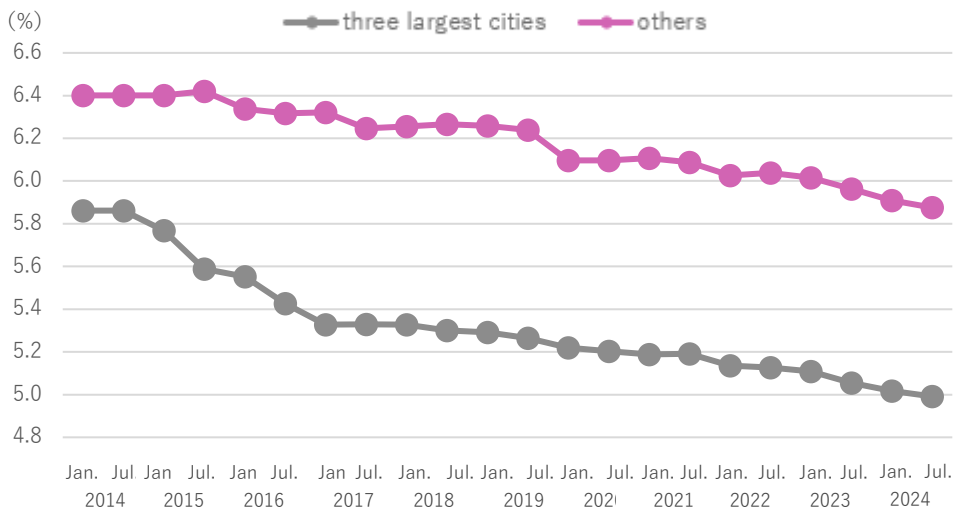


Average cap rate

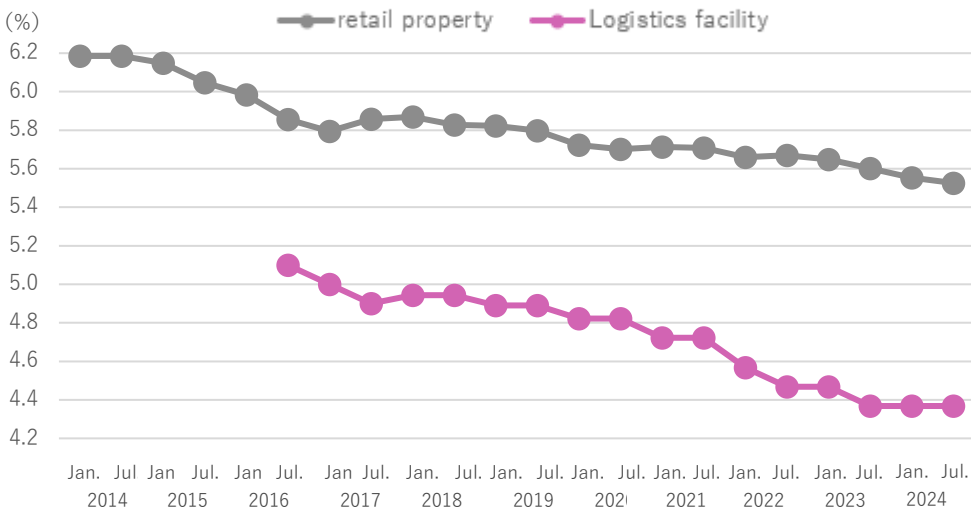
Entire portfolio (Note 1)



By area (Note 1,2)



By facility type (Note 1)



Status of debts (1/3) ~ Borrowing details and List of lenders ~

Borrowing details

Division	Borrowing Amount	Borrowing Date	Maturity	Floating rate/ Fixed rate (Note 1)	Interest rate (Note 2)
Long-term	¥4.5bn	February 27, 2015	October 21, 2024	Effective fixed rate	1.40390%
Long-term	¥6.6bn	May 31, 2016	October 20, 2025	Effective fixed rate	0.99100%
Long-term	¥1.0bn	February 29, 2016	October 20, 2027	Effective fixed rate	1.40730%
Long-term	¥2.7bn	October 20, 2016	October 20, 2025	Effective fixed rate	0.87250%
Long-term	¥4.1bn	October 20, 2016	October 20, 2026	Effective fixed rate	1.00300%
Long-term	¥6.8bn	March 28, 2017	October 21, 2024	Effective fixed rate	0.83800%
Long-term	¥5.0bn	March 28, 2017	October 20, 2026	Effective fixed rate	1.09710%
Long-term	¥4.0bn	November 22, 2018	October 20, 2025	Effective fixed rate	0.85100%
Long-term	¥4.0bn	October 20, 2020	October 21, 2024	Effective fixed rate	0.35900%
Long-term	¥4.8bn	October 20, 2020	October 20, 2026	Effective fixed rate	0.51400%
Long-term	¥5.0bn	October 20, 2020	October 20, 2027	Effective fixed rate	0.61400%
Long-term	¥6.5bn	October 20, 2021	October 20, 2026	Effective fixed rate	0.46000%
Long-term	¥6.6bn	October 20, 2021	October 20, 2028	Effective fixed rate	0.64900%
Long-term	¥3.5bn	October 20, 2021	October 22, 2029	Effective fixed rate	0.76900%
Long-term	¥2.5bn	October 20, 2021	October 20, 2031	Effective fixed rate	0.99700%
Long-term	¥2.6bn	March 22, 2022	October 20, 2025	Effective fixed rate	0.42150%
Long-term	¥8.6bn	March 22, 2022	October 20, 2027	Effective fixed rate	0.62050%
Long-term	¥5.1bn	March 22, 2022	October 22, 2029	Effective fixed rate	0.89600%
Long-term	¥3.0bn	March 22, 2022	October 20, 2031	Effective fixed rate	1.13010%
Long-term	¥4.2bn	October 20, 2022	October 21, 2024	Floating	base interest rate +0.22000%
Long-term	¥3.0bn	October 20, 2022	October 20, 2025	Effective fixed rate	0.52750%
Long-term	¥5.7bn	October 20, 2022	October 20, 2027	Effective fixed rate	0.80750%
Long-term	¥4.6bn	October 20, 2022	October 22, 2029	Effective fixed rate	1.10300%
Long-term	¥3.3bn	October 20, 2022	October 20, 2025	Effective fixed rate	0.52750%
Long-term	¥3.9bn	October 20, 2023	October 20, 2026	Effective fixed rate	0.69160%
Long-term	¥4.5bn	October 20, 2023	October 20, 2027	Effective fixed rate	0.88130%
Long-term	¥4.5bn	October 20, 2023	October 20, 2028	Effective fixed rate	1.05400%
Long-term	¥4.5bn	October 20, 2023	October 22, 2029	Effective fixed rate	1.25600%
Long-term	¥3.0bn	October 20, 2023	October 21, 2030	Effective fixed rate	1.44200%
Long-term	¥5.3bn	October 20, 2023	October 21, 2030	Effective fixed rate	1.42200%
Long-term	¥4.0bn	October 20, 2023	October 20, 2031	Effective fixed rate	1.60000%
Total	¥137.4bn				

List of lenders

Numbers of Lenders 24 (compared to previous period ± 0)		
Mizuho Bank	¥23.2bn	16.9%
Sumitomo Mitsui Banking	¥18.9bn	13.8%
Sumitomo Mitsui Trust Bank	¥17.4bn	12.7%
Bank of Tokyo-Mitsubishi UFJ	¥20.0bn	14.6%
Norinchukin Bank	¥8.0bn	5.8%
Mizuho Trust & Banking	¥6.3bn	4.6%
Mitsubishi UFJ Trust and Banking (Note 3)	¥0.5bn	0.4%
Resona Bank	¥1.2bn	0.9%
AEON BANK	¥3.9bn	2.8%
Development Bank of Japan	¥4.5bn	3.3%
Hyakugo Bank	¥2.1bn	1.5%
Hiroshima Bank	¥2.0bn	1.5%
San ju San Bank (Note 4)	¥4.6bn	3.3%
77 Bank	¥1.0bn	0.7%
Chiba Bank	¥0.3bn	0.2%
Nippon Life Insurance	¥0.3bn	0.2%
Meiji Yasuda Life Insurance	¥0.8bn	0.6%
SBI Shinsei Bank	¥2.3bn	1.7%
The Gunma Bank	¥1.5bn	1.1%
The Yamaguchi Bank	¥1.7bn	1.2%
Kansai Mirai Bank	¥0.8bn	0.6%
The Nishi-Nippon City Bank	¥0.9bn	0.7%
Daiwa Next Bank	¥1.9bn	1.4%
Kiyo Bank	¥0.7bn	0.5%
Sumitomo Mitsui Trust Bank (trust account)	¥3.3bn	2.4%
Sumitomo Mitsui Trust Bank (trust account)	¥9.3bn	6.8%
Total	¥137.4bn	100.0%

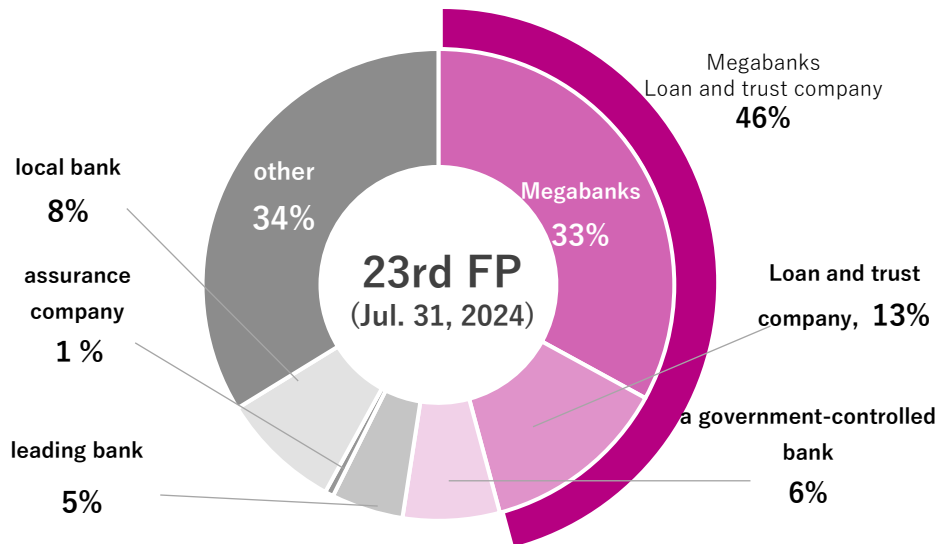
Status of debts (2/3)

~ Details of investment corporation bonds and breakdown of procurement sources and methods ~

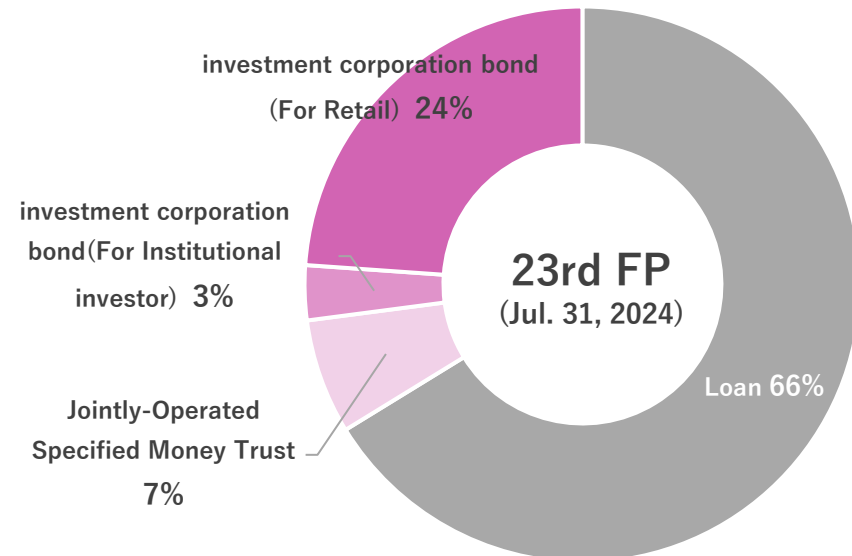
Investment corporation bonds

Serial Number	Amount Issued	Division	Interest rate	Date of Determining Conditions	Redemption date	Term	Description	Rating		Lead manager
								JCR	External authentication JCR	
1	¥2.0bn	For Institutional investor	0.961%	October 6, 2015	October 10, 2025	10 years	Without collateral or guarantee	AA-	—	Daiwa Securities Co.,Ltd./SMBC Nikko Securities Inc.
2	¥1.0bn	For Institutional investor	0.470%	October 13, 2016	October 20, 2026	10 years	Without collateral or guarantee	AA-	—	SMBC Nikko Securities Inc./Mizuho Securities Co.,Ltd Mitsubishi UFJ Morgan Stanley Securities Co.,Ltd
3	¥1.0bn	For Institutional investor	1.200%	October 13, 2016	October 20, 2036	20 years	Without collateral or guarantee	AA-	—	SMBC Nikko Securities Inc./Mizuho Securities Co.,Ltd Mitsubishi UFJ Morgan Stanley Securities Co.,Ltd
4	¥2.0bn	For Institutional investor	0.680%	November 28, 2017	December 8, 2027	10 years	Without collateral or guarantee	AA-	—	SMBC Nikko Securities Inc./Mizuho Securities Co.,Ltd Daiwa Securities Co.,Ltd
5	¥15.0bn	For retail	0.783%	November 16, 2018	December 7, 2028	10 years	Without collateral or guarantee	AA-	—	SMBC Nikko Securities Inc./Daiwa Securities Co.,Ltd Mizuho Securities Co.,Ltd
6	¥12.0bn	For retail	0.726%	November 15, 2019	December 6, 2029	10 years	Without collateral or guarantee	AA-	Green1	SMBC Nikko Securities Inc./Daiwa Securities Co.,Ltd Mizuho Securities Co.,Ltd
7	¥18.0bn	For retail	0.992%	November 13, 2020	December 4, 2030	10 years	Without collateral or guarantee	AA-	SU1	SMBC Nikko Securities Inc./Daiwa Securities Co.,Ltd Mizuho Securities Co.,Ltd/Okasan Securities Co.,Ltd
¥51.0bn										

Breakdown of procurement sources



Breakdown of procurement methods

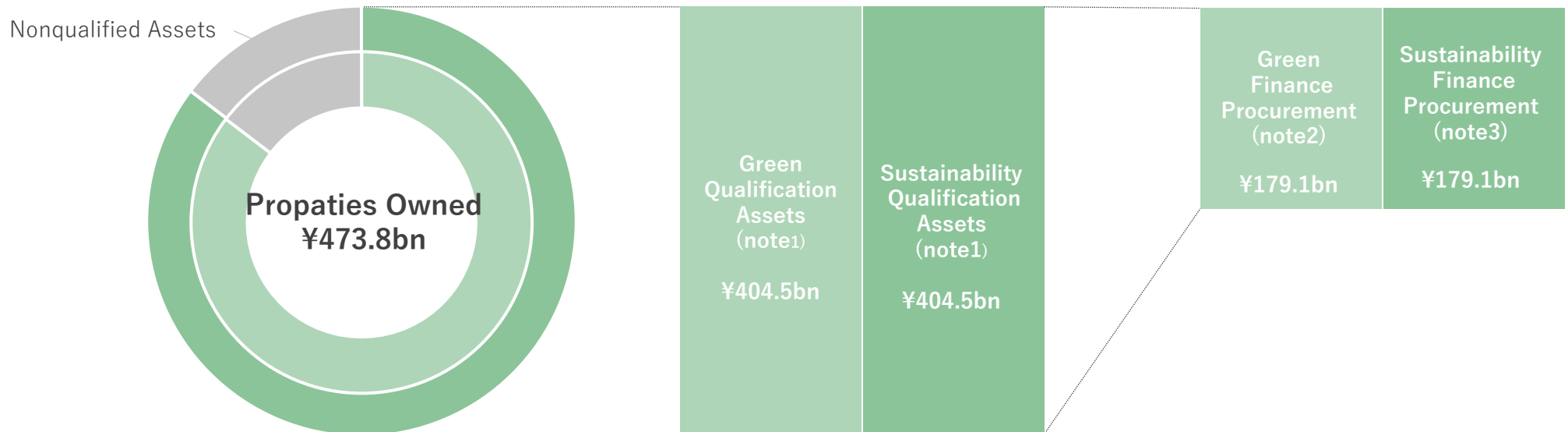


Status of debts (3/3) ~ Sustainability finance ~

Sustainability finance

	Fund	Current balance	Date of procurement	Date of repayment/redemption	Term	Allocation	Rating JCR	External authentication JCR	Use of initial funds
Green loan	¥3.3bn	¥0	2019/10/21	2022/10/20	3years	Allocated		Green1	Acquisition of AEON MALL Kofu Showa (existing building) Acquisition of AEON MALL Kagoshima
Green loan	¥3.3bn	¥3.3bn	2022/10/20	2025/10/20	3years	Allocated		SU1	Acquisition of AEON MALL Kofu Showa (existing building) Acquisition of AEON MALL Kagoshima
Green loan	¥5.3bn	¥5.3bn	2023/10/20	2030/10/21	7years	Allocated		Green1	Acquisition of AEON MALL Wakayama
Green loan	¥4.0bn	¥4.0bn	2023/10/20	2031/10/20	8years	Allocated		Green1	Acquisition of AEON MALL Wakayama
Green bond	¥12.0bn	¥12.0bn	2019/12/6	2029/12/6	10years	Allocated	AA-	Green1	Acquisition of AEON MALL Kofu Showa (existing building) Acquisition of AEON MALL Kagoshima
Sustainability loan (including sustainability derivatives)	¥5.1bn	¥5.1bn	2022/3/22	2029/10/22	7.6years	Allocated		SU1	Acquisition of AEON MALL Shinkomatsu
Sustainability bond	¥18.0bn	¥18.0bn	2020/12/4	2030/12/4	10years	Allocated	AA-	SU1	Acquisition of AEON MALL Mitouchihara Acquisition of AEON MALL Ishinomaki
	0	0							

Upper limit of procurement



Unit price chart



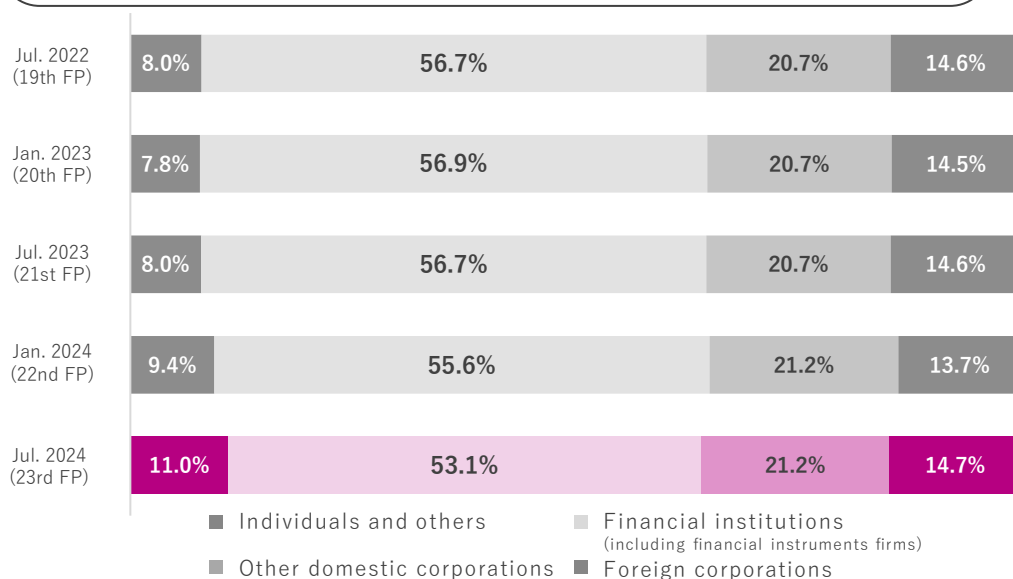
	2019/ Jul (13th FP)	2020/ Jan (14th FP)	2020/ Jul (15th FP)	2021/ Jan (16th FP)	2021/ Jul (17th FP)	2022/ Jan (18th FP)	2022/ Jul (19th FP)	2023/ Jan (20th FP)	2023/ Jul (21st FP)	2024/ Jan (22nd FP)	2024/ Jun (23rd FP)
DPU	3,047 yen	3,074 yen	3,178 yen	3,184 yen	3,200yen	3,315yen	3,274yen	3,283yen	3,350yen	3,350yen	3,340yen
NAV per unit	136,778 yen	140,517 yen	142,360 yen	144,604 yen	146,432yen	148,470yen	148,721yen	149,772yen	151,071yen	152,786yen	154,493yen
Net assets per unit	111,437 yen	112,528 yen	112,632 yen	112,638 yen	112,588yen	115,675yen	115,730yen	115,7455yen	116,477yen	116,418yen	116,175yen
Depreciation	4.4 billion yen	4.5 billion yen	4.6 billion yen	4.6 billion yen	4.6 billion yen	5.2 billion yen	5.1 billion yen	5.1 billion yen	5.5 billion yen	5.3 billion yen	5.3 billion yen

Composition of unitholders

Number of unitholders and Investment Units by unitholder type

	Number of Units				Number of Unitholders			
	22nd Period (January 31, 2024)		23rd Period (July 31, 2024)		22nd Period (January 31, 2024)		23rd Period (July 31, 2024)	
	Number of Investment Units	% of total	Number of Investment Units	% of total	Number of Investment Units	% of total	Number of Investment Units	% of total
Individuals and others	200,653	9.4%	234,001	11.0%	26,513	96.5%	32,901	96.9%
Financial institutions (including financial instruments firms)	1,180,715	55.6%	1,126,909	53.1%	176	0.6%	177	0.5%
Other domestic corporations	450,774	21.2%	450,542	21.2%	427	1.6%	483	1.4%
Foreign corporations	291,810	13.7%	312,500	14.7%	366	1.3%	392	1.2%
Total	2,123,952	100.0%	2,123,952	100.0%	27,482	100.0%	33,953	100.0%

Investment unit ownership ratio by unitholder type



Major unitholders (As of Jul. 31, 2024)

	Unitholder Name	Number of Units	% of Total
1	Custody Bank of Japan, Ltd.(trust account)	395,216	18.6%
2	AEON Co., Ltd.	368,169	17.3%
3	The Master Trust Bank of Japan, Ltd. (trust account)	291,135	13.7%
4	The Nomura Trust & Banking Co., Ltd. (trust account)	94,214	4.4%
5	THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AGREEMENT MOTHER FUND	34,594	1.6%
6	SMBC Nikko Securities Inc.	30,472	1.4%
7	STATE STREET BANK WEST CLIENT - TREATY 505234	29,478	1.4%
8	Sumitomo Mitsui Trust Bank, Limited	27,150	1.3%
9	The Shinkumi Federation Bank	22,627	1.1%
10	STATE STREET BANK AND TRUST COMPANY - 505001	20,964	1.0%
	Total	1,314,019	61.9%

Notes (IV)

P.67-68 Portfolio list

- (Note 1) The expected loss rate of the buildings for earthquake damage with a reproduction period of 475 years stated in the earthquake risk assessment report for each property is listed. The figure for “ Total ” is based on the “49 Property Building Earthquake Risk Survey Portfolio” as of Apr. 2024. “Total” is “PML value of the entire domestic portfolio” and not the average.
- (Note 2) The acquisition price, book value, appraisal value and unrealized gain / loss of “AEON LakeTown mori” and “AEON LakeTown kaze” correspond to the quasi co-ownership share of trust beneficiary money (40%).
- (Note 3) The acquisition price, book value, appraisal value and unrealized gain / loss of “AEON MALL Ota” include the amount of additional acquisition of the additional building acquired on Apr. 17, 2024. The PML value of “AEON MALL Ota” was calculated at the time of acquisition of the extension building, so the “existing building” is 4.8% and the “expansion building” is 2.0%.
- (Note 4) The acquisition price, book value, appraisal value and unrealized gain / loss of “AEON MALL Chiba-Newtown (The shopping mall building and The cinema and sports building)” include the amount of additional acquisition of the land acquired on Oct. 27, 2022.
- (Note 5) The acquisition price, book value, appraisal value and unrealized gain / loss of “AEON MALL Kofu Showa” include the amount of additional acquisition of the additional building acquired on Sep. 3, 2018. The PML value of “AEON MALL Kofu Showa” was calculated at the time of acquisition of the extension building, so the “existing building” is 2.5% and the “extension building” is 3.1%.
- (Note 6) The acquisition price, book value at the end of the period, appraisal value and unrealized gain / loss of “AEON Taman Universiti Shopping Center” are based on the co-ownership interest transferred from AEON Malaysia, which owns the entire property. The amount corresponding to the percentage of similar rights (18.18% of the total) is stated.

P.69-70 Appraisal value

- (Note 1) Listed acquisition price, FP Terminal book value, real estate appraisal value is the figure as of Jul. 31, 2024.
- (Note 2) Unrealized gains / losses are calculated as appraisal value minus book value at the end of the period.
- (Note 3) For AEON LakeTown mori and AEON LakeTown kaze, their appraisal values, price based on direct capitalization method, price based on DCF method, and NOI describe the Investment Corporation’s pro-rata portion of the quasi-coownership interest (jun kyōyū-mochibun) in the beneficially rights of real estate in trust (40% for each property).
- (Note 4) For AEON MALL Ota, the figure listed includes the information related to the expansion building acquired on Apr. 17, 2024. The real estate appraisal value at the end of the 23rd FP (ended Jul. 2024) is the sum of existing building and the expansion building.
- (Note 5) The acquisition price, book value, appraisal value and unrealized gain / loss of “AEON MALL Chiba-Newtown (The shopping mall building and The cinema and sports building)” include the amount of additional acquisition of the land acquired on Oct. 27, 2022.
- (Note 6) AEON MALL Kofu Showa has acquired ¥7,100 mm of the extension building on Sep. 3, 2018, and the above appraisal value refers to the integrated figure of the existing and the extension building.
- (Note 7) The real estate appraisal value indicates the amount equivalent to the right similar to the co-ownership interest in the trust related to the trust beneficiary interest in real estate(18.18%).
- (Note 8) The following conversion of the Malaysian ringgit into yen is used for each period: rate as of Jan. 31, 2024 for 22nd FP (1 RM= ¥31.22 (rounded down to the third digit))and Jul. 31, 2024 for 23rd FP (1 RM= ¥33.05 (rounded down to the third digit)).

P.71 Major revitalization investments with rent increase (Results and Planned)

- (Note 1) “Revitalization investment amount” refers to the amount mentioned in construction contracts for improving the value of the managed property.
- (Note 2) For the results in the above table(by Jan. 2024), revitalization investments took place since listing with an increase in rent of ¥110 mm or more are shown. For the results and plan after Feb. 2024, all the revitalization investments with an increase in rent are shown.
- (Note 3) Rent increase period is 20 years.

Notes (IV)

P.74 Performance trends of stores in the portfolio (1/2)

- (Note 1) The graph shows the income and the incidental income from the end tenants of the master lease company of domestic retail properties owned by the Investment Corporation as of the end of Jul. 2024 (44 properties).
- (Note 2) The graph shows the index compared to the same period of the previous year of the sales from Dec. 2023 to May 2024 of the 44 domestic retail properties owned by the Investment Corporation as of the end of Jan. 2024 (compared to Dec. 2022 to May 2023).
- (Note 3) The composition ratio is rounded off to the first decimal place. Therefore, the total value may not be 100.0%

P.75 Performance trends of stores in the portfolio (2/2)

- (Note 1) The graph shows substantial occupancy rate of the total leased area (master lease) deducting vacant floor area of domestic retail properties owned by the Investment Corporation as of the end of Jul. 2024 (44 properties) (rounded to the first decimal place).
- (Note 2) The graph shows the index of the three months end tenant sales compared to the same period of the previous year of domestic retail properties owned by the Investment Corporation as of the end of Jul. 2024 (44 properties).

P.76 Average cap rate

- (Note 1) Average cap rate is calculated excluding Malaysian properties whose return yield by direct capitalization method is not calculated.
- (Note 2) “The three largest cities” indicates the Metropolitan, Chubu and Kinki areas, i.e. Metropolitan area covers Tokyo, Kanagawa, Saitama and Chiba pref., Chubu area covers Aichi, Gifu and Mie pref. and Kinki covers Osaka, Kyoto, Hyogo, Nara and Shiga pref. in each.

P.77 Status of debts (1/3)

- (Note 1) While funds are borrowed at floating rates, the interest rates are fixed in effect by entering into rate swap agreements to hedge interest rate fluctuation risk. The figures are the interest rates calculated after taking into consideration the effect of interest swaps.
- (Note 2) Floating interest rates on short-term borrowings are Japanese Yen Tibor published by the Japanese Bankers Association. However, if there is no corresponding period, the interest rate reasonably determined by the agent by the linear apportionment method.
- (Note 3) As of Apr. 16, 2018, Mitsubishi UFJ Trust and Banking Corporation’s lending operations were transferred to MUFG Bank, Ltd. thorough a company split. In accordance with this, the loan claims held by Mitsubishi UFJ Trust and Banking Corporation were succeeded to MUFG Bank, Ltd. as of the same date.
- (Note 4) On May 1, 2021, Mie Bank and Daisan Bank merged to form San ju San Bank, Ltd.

P.79 Status of debts (3/3)

- (Note 1) The figure does not include AEON MALL Ota expansion building, acquired in Apr. 2024.
- (Note 2) The Upper limit of the Green Finance Procurement = Total Acquisition Value of Green Qualified Assets × the total asset LTV (including deposit) (Round down after decimal point)
- (Note 3) The Upper limit of the Sustainability Finance Procurement = Total Acquisition Value of Sustainability Qualified Assets × the total asset LTV (including deposit) (Round down after decimal point)

Disclaimer

Disclaimer

- These materials contain forward-looking statements with respect to the future business results, plans, and management targets and strategies of AEON REIT Investment Corporation (AEON REIT). These forward-looking statements are based on assumptions and judgments in accordance with information available to AEON REIT and AEON Reit Management Co., Ltd. at the time of preparation of these materials. Such forward-looking statements are subject to known and unknown risks and uncertainties and may be affected by these risks, uncertainties and other factors. Forward-looking statements with respect to the future business results, plans, and management targets and strategies are not guarantees of the future results, business performance, or financial condition of AEON REIT, and actual results could differ materially due to various factors. AEON REIT does not guarantee or promise that these forward-looking statements will be achieved.
- While all reasonable measures have been taken to ensure that the information presented herein is correct, AEON REIT makes no assurance or guarantee as to the accuracy or completeness of that information. The contents of the information may be changed or eliminated without notice.
- These materials contain charts, data, etc. prepared by AEON Reit Management Co., Ltd. based on information provided by third parties or publicly announced by third parties. These materials also include analyses, judgments and other views based on information currently available to AEON REIT and AEON Reit Management Co., Ltd. Furthermore, there are other views that differ from these, and AEON REIT and AEON Reit Management Co., Ltd. may change these views in the future. AEON Reit Management Co., Ltd. assumes no obligation to update and publicize any forward-looking statements in these materials.
- These materials are provided for the sole purpose of presenting general information and explaining the management strategies of AEON REIT, and are not intended as a solicitation to purchase AEON REIT's investment units, nor to enter into any other financial instruments transaction agreement. When making investments, investors are advised to use their own judgment and discretion. Duplication, transfer or posting of the material use of the material, without the consent of AEON Reit is prohibited.

Disclaimer for Dutch Investors

- The units of AEON REIT Investment Corporation (“AEON REIT” or the “AIF”) are being marketed in the Netherlands in accordance with Section 1:13b of the Dutch Financial Supervision Act (Wet op het financieel toezicht, or the “Wft”). In accordance with this provision, AEON Reit Management Co., Ltd. (the “AIFM”) has notified the Dutch Authority for the Financial Markets (Autoriteit Financiële Markten, the “AFM”) of its intention to offer these units in the Netherlands. This document is not addressed to or intended for and the units of AEON REIT have not been and may not be, directly or indirectly, be offered, sold, transferred or delivered in the Netherlands, except to or by individuals or entities that are qualified investors (gekwalificeerde beleggers) within the meaning of Article 1:1 of the Wft. As a consequence, neither the AIFM nor AEON REIT is subject to the license requirement for investment institutions (beleggingsinstellingen) or their managers pursuant to the Wft. Consequently, the AIFM and AEON REIT are only subject to the supervision of the Dutch Central Bank (De Nederlandsche Bank, “DNB”) or the AFM for the compliance with the ongoing regulatory requirements as referred to in the Dutch law implementation of Article 42 of the AIFMD. According to Article 23 the prospectus is not subject to approval by the AFM. No approved prospectus is required to be published in the Netherlands pursuant to Article 3 of the Regulation (EU) 2017/1129 (the “Prospectus Regulation”) as amended and applicable in the Netherlands. Please visit AEON REIT's home page (<https://www.AEON-jreit.co.jp/en/index.html>) to access its latest annual report referred to in Article 22(1) of the AIFMD or information provided under Article 23 of the AIFMD. There is no prospectus available.

Asset Manager : AEON Reit Management Co., Ltd.

(Registration of financial instruments business : Kanto Local Finance Bureau, Director-General (Financial Instruments), No. 2668)

Contact Information

Please contact us if any questions :
AEON Reit Management Co., Ltd. Finance and Planning Department
TEL : +81-3-6779-4073