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*For Immediate Release*

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AEON REIT Investment Corporation  
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(Securities code: 3292)

Asset Manager:  
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### Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)

AEON REIT Investment Corporation (the “Investment Corporation”) hereby announces that today it has decided to issue investment corporation bonds, based on the comprehensive resolution on bond issuance at the Investment Corporation’s Board of Directors’ Meeting held on October 23, 2019. Details are provided below.

#### 1. Outline of the Investment Corporation Bonds

- (1) Name of the Investment Corporation Bonds : 6th Series Unsecured Investment Corporation Bond of AEON REIT Investment Corporation  
(ranking pari passu only among investment corporation bonds)  
(Green Bonds) (nickname : Daikansha-sai of AEON REIT)  
(The aforementioned investment corporation bonds shall hereafter be referred to as “the Investment Corporation Bonds.”)
- (2) Total issue amount : Total amount : ¥12 billion
- (3) Form of bond certificate : Under the Act on Book-Entry of Company Bonds, Shares, etc., bond certificates for the Investment Corporation Bonds will not be issued.
- (4) Issue price : ¥100 per value of ¥100 of each bond
- (5) Redemption price : ¥100 per value of ¥100 of each bond
- (6) Interest rate : 0.726% per annum
- (7) Amount of each bond : ¥1 million
- (8) Offering method : Public offering
- (9) Subscription date : from November 18, 2019 (Monday) to December 5, 2019 (Thursday)
- (10) Payment date : December 6, 2019 (Friday)
- (11) Collateral / Guarantee : There is no collateral or guarantee on the Investment Corporation Bonds. There are no assets reserved as security for the Investment Corporation Bonds.
- (12) Redemption method and date : December 6, 2029 (Thursday)  
The Investment Corporation Bonds may be purchased and cancelled at any time after the payment date, except for the case of business regulations and other rules that the statutory or depository institution otherwise stipulates.
- (13) Interest payment date : The first payment date is June 6, 2020 (Saturday). Thereafter, the 6th day of June and December of each year. (However, when interest is paid for a period less than half a year, interest is calculated on a per diem basis for the said half a year.) (If the date of interest payment falls on a bank holiday, the said payment is moved up to the

- preceding bank business day. In addition, if the said date is moved up, interest will not be reduced.)
- (14) Financial covenant : The provisions for restriction on provision of security and the provision for the change to secured bonds are included.
- (15) Rating : AA- (Japan Credit Rating Agency, Ltd.)
- (16) Manager of investment corporation bonds : Mizuho Bank, Ltd.
- (17) Issuing agent and paying agent : Mizuho Bank, Ltd.
- (18) Underwriters : SMBC Nikko Securities Inc. (Green Bond Structuring Agent) (Note1)  
Daiwa Securities Co., Ltd.  
Mizuho Securities Co., Ltd.
- (19) Benefit : Those who purchase these investment corporation bonds will be presented the gift certificates (worth 1,000 yen for each one million yen of these investment corporation bonds) which can be used at the stores of the AEON Group around Japan. (Note2)

Homepage address for the list of stores at which those gift certificates can be used:

<https://www.aeonretail.jp/campaign/shohinken/> (Japanese Only)

(note) The gift certificates cannot be used at some stores. For details, please ask the store near you.

The Investment Corporation has obtained the Green 1 rating from Japan Credit Rating Agency, Ltd. (“JCR”), which is the highest evaluation in JCR’s Green Bond Evaluation (Note 3) in terms of a third-party evaluation.

(Note 1) A Green Bond Structuring Agent refers to a party who supports the issuance of a Green Bond mainly through the formation of a Green Bond framework and the provision of advice on the acquisition of a second-party opinion.

(Note 2) The card may not be used at some stores. Confirm the details with stores at your locality.

(Note 3) For the JCR Green Bond Evaluation, refer to the following.

Japan Credit Rating Agency (JCR) Web site :

<https://www.jcr.co.jp/greenfinance/>

## 2. Reason for Issuance

The Investment Corporation has decided to make a repayment of its outstanding borrowings by fund procured through issuance of bonds in order to diversify and extend the debt maturity date and diversify the financing methods.

With respect to Aeon Mall Kofu Showa and Aeon Mall Kagoshima, which are facilities that satisfy the criteria for Green Qualified Assets referred to in 3. (2), the Investment Corporation has received the CASBEE Real Estate Evaluation, an environmental performance evaluation program for buildings. The facilities were highly rated in the evaluation mainly due to their energy-saving efforts in cooperation with tenants, in addition to their locations featuring excellent traffic access and the adoption of a high level of natural lighting. Thanks to the introduction of universal design, the facilities can be used easily by a variety of people, such as physically disabled persons, the elderly, children and pregnant women. Through such efforts, the Investment Corporation has been working to create user-friendly and environmentally conscious shopping centers.

### 3. Total Amount to be Procured, Use of Funds and Scheduled Expenditure Date

(1) Total amount to be procured (approximate net amount to be obtained)

¥11,870 million

(2) Particulars of use of funds and the scheduled expenditure date

The Investment Corporation plans to use all the funds by the end of December 2019 to refinance the borrowings used for the acquisition of Aeon Mall Kofu Showa and Aeon Mall Kagoshima, which are specified assets (according to paragraph 1 of Article 2 in the Act on Investment Trusts and Investment Corporations) that satisfy criteria for Green Qualified Assets (Note).

(Note) Green Qualified Assets refer to properties that meet criteria (1) or (2) as specified below.

- (1) Relevant properties have obtained or are expected to obtain any certification that falls under the following.
  - a. Three, four or five stars in the DBJ Green Building Certification;
  - b. B+, A or S ranking in the CASBEE Real Estate Certification;
  - c. Three, four or five stars in the BELS Evaluation;
  - d. Silver, Gold or Platinum in the LEED certification; and
  - e. Any third-party certificate, other than the said certifications, whose ratings are equivalent to such respective ratings.
- (2) Real estate under management has undergone facility renovations aimed at making improvements that are beneficial from an environmental perspective, such as energy efficiency and water consumption performance.

### 4. Status of borrowings, etc., after issuance of the Investment Corporation Bonds

(Unit: millions of yen)

|   | Before issuance<br>of the Investment<br>Corporation<br>Bonds | After issuance<br>of the Investment<br>Corporation<br>Bonds | Increase<br>(Decrease) |
|---|--|---|------------------------|
| Short-term borrowings (Note 1)                          | 12,000   | 12,000  | —                      |
| Long-term borrowings (Note 2)                           | 117,000  | 117,000   | —                      |
| Total borrowings  | 129,000  | 129,000   | —                      |
| Investment corporation bonds                            | 21,000   | 33,000  | 12,000                 |
| Total of borrowings and<br>investment corporation bonds | 150,000  | 162,000   | 12,000                 |
| Other interest-bearing debts                            | —  | —   | —                      |
| Total interest-bearing debts                            | 150,000  | 162,000   | 12,000                 |

(Notes)

1. Short-term borrowings are borrowings with maturity periods of one year or less.
2. Long-term borrowings are borrowings with maturity periods of more than one year, and includes long-term borrowing due for repayment within one year.

### 5. Additional items required to ensure appropriate understanding and judgment by Investors about the information contained herein:

As for risks regarding issuance, redemption, etc. of the Investment Corporation Bonds, there are no material changes from the “Investment risks” mentioned in the semiannual securities report for the 13th fiscal period (submitted on October 23, 2019).

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