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For Immediate Release

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### Notice Concerning Early Repayment of Debt Financing

AEON REIT Investment Corporation hereby announces that it has resolved early repayment of debt financing on today, as follows.

#### 1. Details of Early Repayment

[Short-term borrowings(Note 1)]

(in millions of yen)

Financial institutions (lenders)	Balance before repayment	Repayment amount (Note 2)	Balance after repayment	Scheduled date of repayment	Borrowing date	Original Repayment date
Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 3)	18,000	18,000	—	December 21, 2020	October 20, 2020	October 20, 2021

(Notes)

1. For the details of debt financing, please refer to “Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps” announced on October 16, 2020.
2. There will be no settlement fee applicable to this early repayment.
3. The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited.

#### 2. Repayment Funds

The net proceeds from Issuance of Investment Corporation Bonds(approximate net amount to be obtained : ¥17,820 millions) with payment due date of December 4, 2020, and cash on hand are used for the repayment.

(Note) For the proceeds from Investment Corporation Bonds, please refer to the press releases, “ Notice Concerning Issuance of Investment Corporation Bonds (Sustainability Bonds)” announced on November 13, 2020.

### 3. Status of Balance of Borrowings and Other Interest-Bearing Debt After the Early Repayment

(in millions of yen)

		Before the repayment (as of December 4, 2020) (Note 1)	After the repayment (as of December 21, 2020)	Increase and decrease
	Short-term borrowings (Note 2)	18,000	—	▲18,000
	Long-term borrowings (Note 3)	108,800	108,800	—
	Total borrowings	126,800	108,800	▲18,000
	Investment corporation bonds	51,000	51,000	—
	Total interest-bearing debt	177,800	159,800	▲18,000

(Notes)

1. The amount includes ¥ 18,000 million of the 7th Series Unsecured Investment Corporation Bond of AEON REIT Investment Corporation that were announced in the November 13, 2020 release “Notice Concerning Issuance of Investment Corporation Bonds (Sustainability Bonds).”
2. Short-term borrowings are borrowings with maturity periods of one year or less.
3. Long-term borrowings are borrowings with maturity periods of more than one year, and includes long-term borrowing due for repayment within one year.

### 4. Future Prospects

There were no changes to the future prospects of the performance described in “Notice Concerning Revision to Forecasts for Performance and Distributions for the Fiscal Period Ending January 31, 2021 and July 31, 2021” announced on October 14, 2020.

### 5. Additional Items Required to Ensure Appropriate Understanding and Judgments by Investors about Information Herein

For the risks concerning the repayment of debt financing, etc., there are no material changes to the description in “Investment Risks” stated in the 15<sup>th</sup> Japanese language Securities Report submitted on October 27, 2020(including reissued report submitted thereafter).

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