



January 28, 2020

For Immediate Release

Investment Corporation:  
 AEON REIT Investment Corporation  
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 (Securities code: 3292)

Asset Manager:  
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### Notice Concerning Debt Financing

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that today it has determined to conduct debt financing (the “Debt Financing”) as described below.

#### 1. Debt Financing: (1) Details of the Debt Financing

Term	Financial institutions (lenders)	Borrowing amount (in billions of yen)	Interest rate	Borrowing date	Financing method	Maturity	Repayment Method (Note 3)	Security and guarantee
Short term	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited	9.8	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.22% (Note 2)	February 3, 2020	Debt financing based on individual term loan agreements entered into on January 30, 2020 with the lenders mentioned in “Financial institutions”	October 20, 2020	Bullet repayment	Unsecured and unguaranteed

(Notes)

- The Debt Financing is subject to the fulfillment of certain requirements such as the execution of a loan agreement which is reasonably satisfactory to the lenders and the fulfillment of all of the conditions precedent to the lending as may be separately agreed upon.
- The first interest payment date will be due on April 20, 2020, and subsequent interest payment dates will be due on 20th day of January, April, July and October every year and the principal repayment date (if a payment day is not a business day, then payment will be made on the next business day; provided, however, that if such payment day is included in the next month, then payment will be made on the immediately preceding business day). The base rate applicable to the period for calculation of the interest payable on an interest payment date is the three-month Japanese Yen TIBOR (Tokyo Interbank Offered Rate) published by TIBOR Administration (“JBATA”), General Incorporated Association two business days prior to the interest payment date. The base rate will be reviewed on every payment date; provided, however, that when the calculation period is less than three months, the base rate will be the base rate corresponding to the period calculated based on the method provided in the agreements. For changes in the JBA Japanese Yen TIBOR, which is the base rate, please refer to the JBATA website (<http://www.jbatibor.or.jp/english/rate/>).



3. If certain requirements including our advance written notice are met during the period between the date of executions of the Debt Financing and the repayment dates indicated above, each of the borrowings is repayable either in whole or in part prior to the maturity date.

(2) Reason for conducting Debt Financing

The borrowing will be used for part of fund for acquiring AEON MALL Tamadaira woods and related expenses described in the “Notice Concerning Acquisition and Leases of Domestic Properties” announced in August 20, 2019.

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

- (a) Total amount to be procured

¥9.8 billion (Scheduled)

- (b) Specific use of proceeds

The borrowing will be used for part of fund for acquiring AEON MALL Tamadaira woods and related expenses described in 2. above.

- (c) Anticipated disbursement date

February 3, 2020

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

(Unit: millions of yen)

	Before the debt financing	After the debt financing	Increase (Decrease)
Short-term borrowings (Note 1)	—	9,800	9,800
Long-term borrowings (Note 2)	117,000	117,000	—
Total borrowings	117,000	126,800	9,800
Investment corporation bonds	33,000	33,000	—
Total of borrowings and investment corporation bonds	150,000	159,800	9,800
Other interest-bearing debts	—	—	—
Total interest-bearing debts	150,000	159,800	9,800

Notes 1. Short-term borrowings are borrowings with maturity periods of one year or less.

Notes 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.

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

Regarding the risks concerning repayment, etc., of the debt financing, 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).

End

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