

September 26, 2019

For Immediate Release

Investment Corporation:  
 AEON REIT Investment Corporation  
 1-2-1, Kanda Nishiki-cho, Chiyoda-ku, Tokyo  
 Representative: Akifumi Togawa, Executive Director  
 (Securities code: 3292)

Asset Manager:  
 AEON Reit Management Co., Ltd.  
 Representative: Nobuaki Seki, Representative Director and  
 President

Inquiries: Akifumi Togawa, Director and General  
 Manager of the Finance and Planning  
 Department  
 (TEL. +81-3-5283-6360)

### Notice Concerning Debt Financing (Refinancing of the Existing Loans)

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that it has determined the details of debt financing for the refinancing fund of 12.3 billion yen (the “Debt Financing”), which will be used for repayments related to the borrowing of 15.6 billion yen, whose maturity date is October 21, 2019. Details are as follows.

#### 1. Debt Financing:

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

Term	Financial institutions (lenders) (Note 2)	Scheduled borrowing amount (in billions of yen)	Interest rate (Note 2)	Borrowing date	Financing method	Maturity	Repayment Method (Note 3)	Security and guarantee
Long term	To be determined	0.3	To be determined	October 21, 2019	A loan agreement will be concluded on October 17, 2019, with the lender shown on the left (To be determined)	October 20, 2022	Bullet repayment (scheduled)	Unsecured and unguaranteed (scheduled)
Short term	To be determined	12.0	To be determined	October 21, 2019	Debt financing based on individual term loan agreements entered into on October 17, 2019 with the lenders (To be determined)	October 20, 2020	Bullet repayment (scheduled)	Unsecured and unguaranteed (scheduled)

(Notes)

Disclaimer: This announcement has been prepared for the public disclosure of Debt Financing (Refinancing of the Existing Loans) and has not been prepared for the purpose of soliciting investment. Any investment decision should be based on an investor’s own responsibility and judgment after reading the prospectus for the new investment units and secondary offering of investment units, as well as any revisions thereto (if any) prepared by us.

1. 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.
2. We will announce once Financial institutions and Interest rate are fixed.
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 amount will be used as the refinancing fund of 12.3 billion yen for repayment of the borrowing of 15.6 billion yen (Note 1), whose maturity date is October 21, 2019. Of the abovementioned borrowing of 15.6 billion yen, 3.3 billion yen, which is the amount after excluding the above 12.3 billion yen to be borrowed, will be refinanced separately (Note 2).

(Note 1) The relevant borrowing was announced in the “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements on February 25, 2015,” “Notice Concerning Debt Financing (Determination of borrowing amount and interest rate)” on February 23, 2016, and “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on October 18, 2016, and “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on March 24, 2017.

(Note 2) For details on the 3.3 billion yen that will be borrowed separately, refer to the “Notice Concerning Debt Financing Through Green Jointly-Operated Specified Money Trust (AEON Reit Green Trust)” announced on September 26, 2019.

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

### (a) Total amount to be procured

¥12.3 billion

### (b) Specific use of proceeds

The proceeds from the Debt Financing will be used to fund part of refinancing of the foregoing.

### (c) Anticipated disbursement date

October 21, 2019

In addition, we will announce Status of balance of borrowings and other interest-bearing debt after the Debt Financing are fixed.

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

As for risks regarding repayment of the Debt Financing, there are no material changes from the details described in “Section 2. Matters for reference/2. Supplementary information for reference materials/9. Investment risks” mentioned in the securities report submitted on August 20, 2019.

End

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

Disclaimer: This announcement has been prepared for the public disclosure of Debt Financing (Refinancing of the Existing Loans) and has not been prepared for the purpose of soliciting investment. Any investment decision should be based on an investor’s own responsibility and judgment after reading the prospectus for the new investment units and secondary offering of investment units, as well as any revisions thereto (if any) prepared by us.