

18th FP (Jan. 2022)

Financial Results Presentation Material

(the Asset Manager)

AEON Reit Management Co., Ltd.

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



AEON MALL Takasaki

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18th FP (Jan. 2022) Financial Results Presentation Material

I. 18th FP Financial Result/ 19th FP, 20th FP Forecasts/ Future Growth Targets

Executive Summary(18th FP)

DPU

18th FP (Actual)	¥3,315 (Forecast : ¥3,315)
19th FP (Forecast)	¥3,270
20th FP (Forecast)	¥3,270

Operational status

Master lease companies	Operational rate: 100%
End tenants	Operational rate: over 98% (Note 1) Store performance: approx. 98% year-on-year

Initiatives

External growth	▶ Total acquisition price ¥50.2 bn/4 properties
Internal growth	▶ AEON Ueda Shopping Center External wall painting (Investment amount ¥271 mm) ▶ AEON MALL Suzuka Renewal of food sales zone (Investment amount ¥63 mm)
Financial affairs	▶ The 6th follow-on offering ¥24.9 bn ▶ Refinancing ¥19.1 bn
Sustainability	▶ Materiality setting ▶ Support for TCFD (Note 2)
Others	▶ Reduction of immunity amount of earthquake insurance ¥100 mm ▶ ¥50 mm

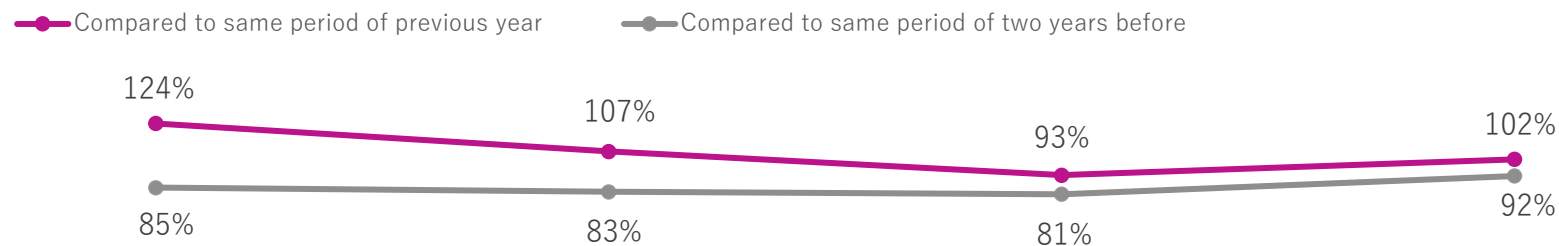
Operational status of 18th FP ~Status of Commercial Facilities~

Sales rate remained strong despite the situation of spread of COVID-19.
Secured 100% of rent income based on the long-term master lease agreement.

Operational status

	Situation in the country	Operational status of 18th FP	Rent income of AEON REIT
Domestic	State of emergency was lifted on Oct. 2021, however, the infection of Covid-19 has been re-expanded. While, the number of severely ill patients is declining.	Continued the operation of GMS and specialty stores	Secured 100% compared to the original plan
Overseas (Malaysia)	Movement restrictions have been imposed since July 2021, but it has been gradually lifted by states. Due to the success of economic stimulus measures, consumption trend has remained firm.	Continued the operation except for specialty stores in some restricted industries (Note 1)	

Sales record of end tenants (Note 2)



Feb - Apr 2021

17th FP

May - Jul 2021

Aug - Oct 2021

18th FP

Nov 2021 - Jan 2022

18th FP (January 2022) financial summary

Maintained DPU 3,315 yen by utilizing dividend reserve for earthquake damages.

(Unit : million yen)

	18th FP Ended Jan. 31, 2022			17th FP Ended Jul. 31, 2021	
	Result A	Initial Forecast B	Differences A-B	Result C	Differences A-C
Operating Revenues	19,928	19,890	① +38	17,696	⑤ +2,232
Operating Expenses	12,237	12,224	② +12	10,946	⑥ +1,290
Operating Income	7,691	7,665	+25	6,749	+941
Ordinary Income	6,767	6,715	③ +52	5,988	⑦ +779
Extraordinary Income	-	-	-	385	⑧ ▲385
Extraordinary Loss	106	79	④ +27	503	⑨ ▲397
Net Income	6,660	6,635	+25	5,869	+791
Reversal of dividend reserves	116	149	▲32	124	▲7
NOI	13,839	13,794	+44	12,317	+1,522
Number of investments units (Units)	2,044,467	2,044,467	-	1,873,317	+171,150
Distributions per Unit (yen)	3,315	3,315	-	3,200	+115

Difference from forecast (A-B)

No.	Item	Amount (JPY MM)
①	Increase in dividend income due to currency gains	+ 15
	Decline in fund cost	▲38
②	Increase in repair & maintenance expenses	+ 25
	Increase in interest expenses	+ 24
	Decline in finance cost	+ 111
③	Lump-sum recording of past portion such as amortization of fixed-term land lease rights (Note)	▲86
	Earthquake-related loss in 18th FP	+ 106
④	Lump-sum transfer of past portion such as amortization of fixed-term land lease rights (Note)	▲79

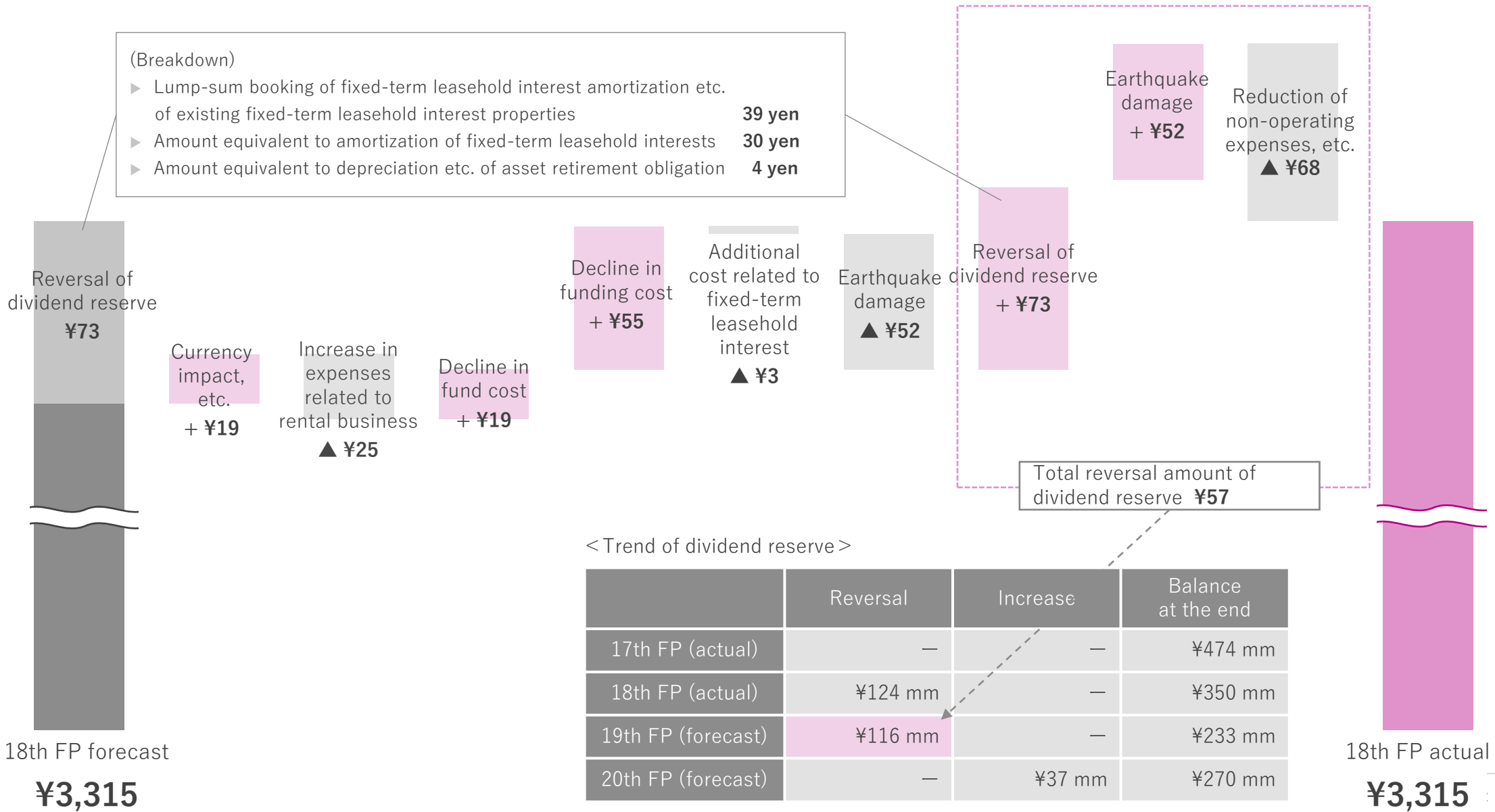
Difference from previous period (A-C)

No.	Item	Amount (JPY MM)
⑤	Increase in rent revenue due to addition of new properties	+2,172
	Increase in expenses due to addition of new properties	+1,033
⑥	Increase in repair & maintenance expenses	+ 288
	Lump-sum recording of past portion such as amortization of fixed-term land lease rights (Note)	▲86
⑦	Increase in finance cost	▲65
⑧	Insurance income in 17th FP	▲385
	Earthquake-related loss in 18th FP	▲503
⑨	Earthquake-related loss in 18th FP	+ 106

(Note) Planned to be recorded as an "extraordinary loss", however it is recorded as "non-operating expense".

18th FP (Jan 2022) DPU ~Actual vs Forecast analysis~

Maintained forecast DPU through reversal of dividend reserve.



Acquisition of new properties

Expanded AUM to ¥447 bn by acquiring 4 new properties through following-on offering in August 2021.

AEON MALL Takasaki



Acquisition Price	¥17.1 bn	Largest-class mall in North Kanto region after expansion
Appraisal NOI yield	5.8%	

AEON MALL Narita



Acquisition Price	¥14.0 bn	Top-class mall in the area of continuous population growth since opening
Appraisal NOI yield	5.6%	

AEON MALL Shinkomatsu



Acquisition Price	¥15.3 bn	Large-class mall located at key transportation area
Appraisal NOI yield	6.9%	

AEON MALL Sagayamato



Acquisition Price	¥3.7 bn	Community-focused mall responding to changes
Appraisal NOI yield	6.6%	

Internal growth (1/2)

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

Property	Content of the construction work	Effect	Investment amount (JPY mm)	Rent increase (yearly, JPY mm)
AEON Ueda SC	Exterior wall painting	Improvement of property image by exterior renewal	271	17.6



Revitalization plan of AEON Ueda SC



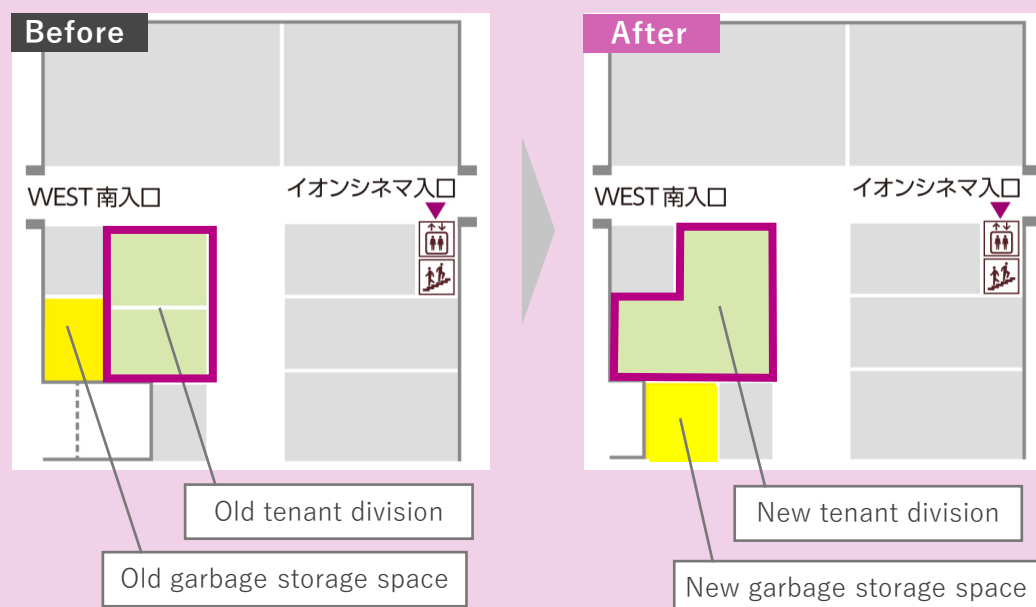
- ▶ Concluded basic agreement with AEON RETAIL Co., Ltd. on conducting exterior wall painting and other revitalization work by Feb. 2025 with increased rent.
- ▶ **Realized increased rent by conducting exterior wall painting construction work** in Dec. 2021 based on the basic agreement.
- ▶ Considering of optimizing the balance of GMS and specialty stores in response to changes in the trade area.

Internal growth (2/2)

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

Property	Content of the construction work	Effect	Investment amount (JPY mm)	Rent increase (yearly, JPY mm)
AEON MALL Suzuka	Relocation of garbage storage (Note)	Improvement to the environment	45	3.6
	Renewal of food sales zone	Improvement to customer attraction by opening new restaurants	63	5.1

Relocation of garbage storage



- ▶ Relocated the food scrap waste storage facility, which had become old, to a semi-outdoor location in June 2021, **improving the operational environment** and **contributing to better employee satisfaction**
- ▶ The space previously used for food scrap waste storage has been used to **expand additional tenant space, succeeding in bringing in an attractive tenant**

Renewal of food sales zone



- ▶ In August 2021, conducted revitalization work to convert space used as event space and resting space into an **area for food and merchandise sales**
- ▶ **4 new food and beverage stores opened**, including a famous local brand as well as nationwide brands

Refinancing and review of earthquake insurance

In the refinancing in Oct 2021, succeeded in extending the debt duration as well as flattening the maturity ladder, as well as diversifying our sources of funding.

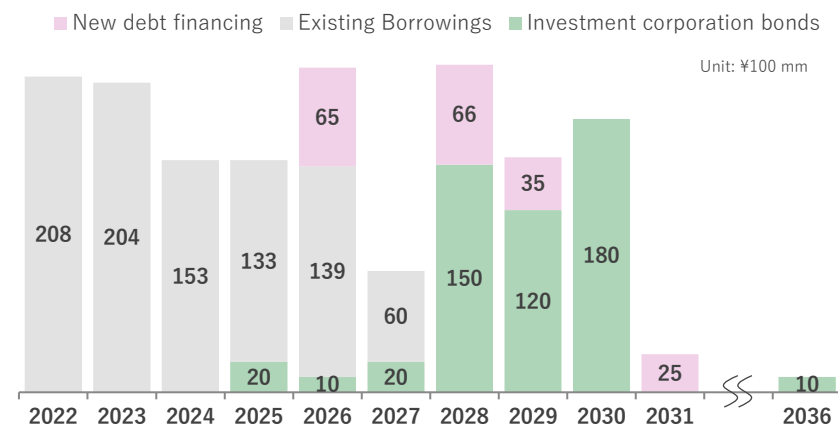
Also lowered the exemption amount in the earthquake insurance, and widened the insurance coverage, thereby improving our preparedness to natural disasters.

Effect of refinancing in October 2021

Comparison before and after refinancing (excluding bridge loans)

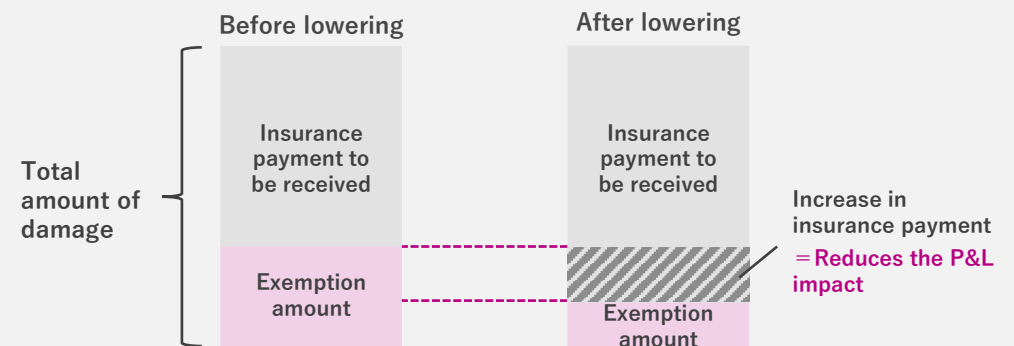


Leveling of borrowing periods (excluding bridge loans)



Enhancement of scope of earthquake insurance coverage

Earthquake insurance exemption amount



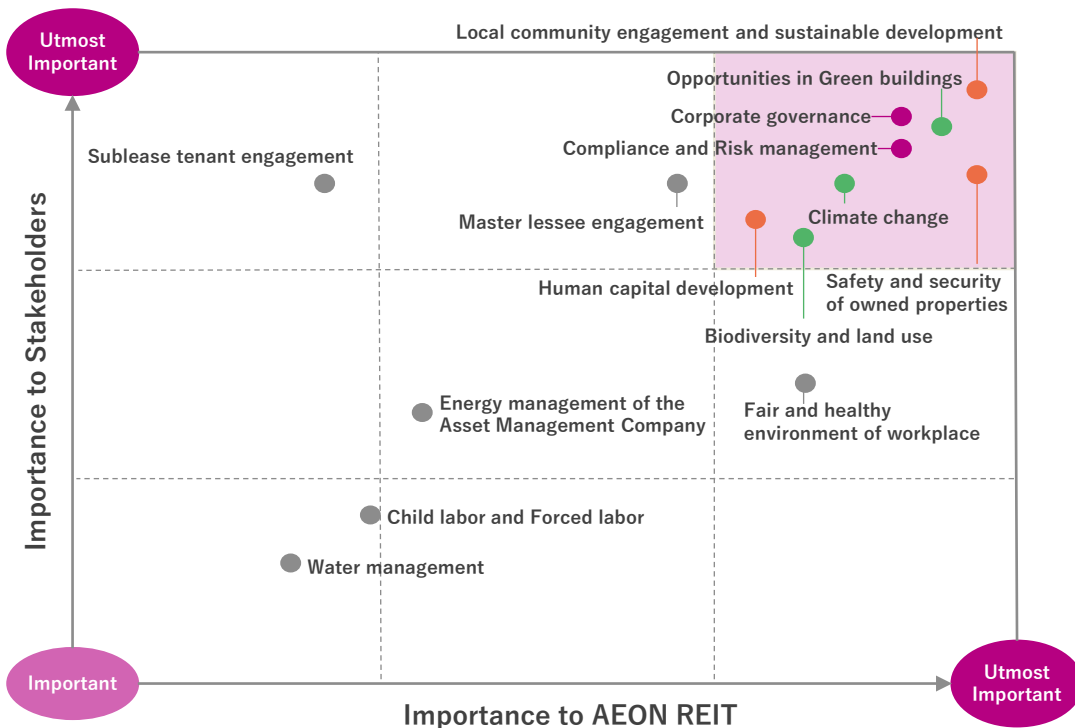
- ▶ Lowered the exemption amount (the amount not included in scope of insurance) per incident, for damage to the entire portfolio
- ▶ Reduces the sudden negative effect on distribution from damage caused by earthquakes etc.

Sustainability Initiatives ~Main topics of the 18th FP (1/2)~

Materiality (Note 1) setting

- ▶ AEON REIT set **14** topics as its **Materiality** from sustainability issues and selected **8** as its **priorities**.
- ▶ AEON REIT will focus on 8 priorities for a while and consider specific measures and KPI for each topic.

Materiality Matrix (Note 2)

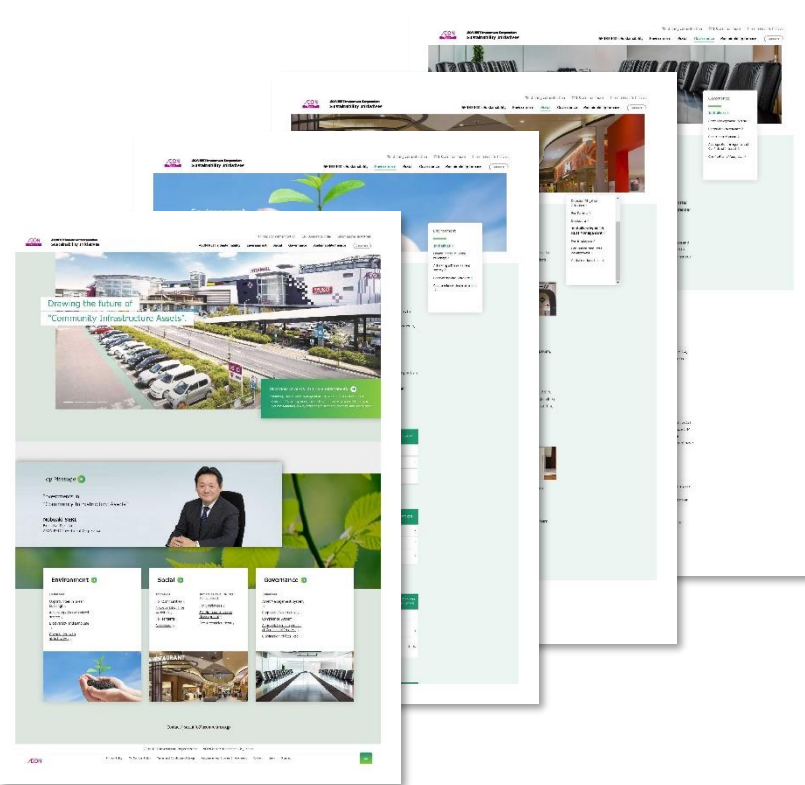


Priorities



Sustainability Initiatives ~Main topics of the 18th FP (2/2)~

Renewal of “Sustainability Initiatives” page



- ▶ Renewed “Sustainability Initiatives” page on the website aiming to enhance sustainability related information disclosures.
- ▶ AEON REIT will continuously update its information through the renewed website.

Main updates

Newly released “Top Message”

Newly released “Materiality”

Updated “Initiatives by AEON REIT Management”

Utilized disclosure framework (GRI Standards)

Newly released “International Initiatives” page

Support for TCFD (Note)

- ▶ In Dec. 2021, the Asset Management Company expressed its support to TCFD recommendations published in June 2017.
- ▶ AEON REIT will aim to respond and disclose information in line with the TCFD recommendations



GRESB Real Estate Assessment 2021



G R E S B
★★★★★ 2021

2nd
consecutive
years

“The highest”
5 Stars

6th
consecutive
years

Green Star

19th FP (Jul. 2022) forecast

Stabilized DPU is forecasted to be ¥3,270. Driving steady growth toward medium-term target of ¥3,300.

(Unit : million yen)

	19th FP Ends Jul. 31, 2022			18th FP Ended Jan. 31, 2022	
	Forecast Announced on Mar. 17, 2022 A	Forecast Announced on Sep. 14, 2021 B	Differences A-B	Result C	Differences A-C
Operating Revenues	19,933	19,918	+15	19,928	+4
Operating Expenses	12,428	12,356	① +72	12,237	⑤ +191
Operating Income	7,505	7,561	▲56	7,691	▲186
Ordinary Income	6,621	6,621	② +0	6,767	⑥ ▲146
Extraordinary Income	104	-	③ +104	-	+104
Extraordinary Loss	-	-	-	106	⑦ ▲106
Net Income	6,726	6,621	+104	6,660	+65
Reversal of dividend reserves	▲37	69	④ ▲107	116	▲153
NOI	13,705	13,692	+13	13,839	▲133
Number of investments units (Units)	2,044,467	2,044,467	-	2,044,467	-
Distributions per Unit (yen)	3,270	3,270	-	3,315	▲45

Difference with previous forecast (A-B)

No.	Item	Amount (JPY MM)
①	Increase in insurance expenses	+39
	Increase in repairs & maintenance expenses	+25
②	Decline in finance cost	+56
③	Insurance income (Chiba Earthquake)	+104
④	Reserve (Insurance income)	▲104

Difference with previous fiscal period (A-C)

No.	Item	Amount (JPY MM)
⑤	Property tax expense	+235
	Decline in repairs and maintenance expenses	▲96
	Depreciation expenses	+34
	Increase in insurance expenses	+11
⑥	Lump-sum recording of past portion such as amortization of fixed-term land lease rights	+86
	Increase in finance cost	▲48
⑦	Earthquake-related losses in 18th FP	▲106

(Note) The assumed exchange rate for the 19th term forecast is 1RM = ¥24.5

20th FP (Jan. 2023) forecast

(Unit : million yen)

	20th FP Ends Jan. 31, 2023	19th FP Ends Jul. 31, 2022	
	Forecast A	Forecast B	Differences A-B
Operating Revenues	19,934	19,933	+0
Operating Expenses	12,346	12,428	① ▲82
Operating Income	7,587	7,505	+82
Ordinary Income	6,621	6,621	② ▲0
Extraordinary Income	-	104	③ ▲104
Net Income	6,620	6,726	▲105
Reversal of dividend reserves	67	▲37	④ +104
NOI	13,814	13,705	+108
Number of investments units (Units)	2,044,467	2,044,467	-
Distributions per Unit (yen)	3,270	3,270	-

(Note) The assumed exchange rate for the 20th term forecast is 1RM = ¥24.5

Difference with forecast in the previous period (A-B)

No.	Item	Amount (JPY MM)
①	Decline in repairs and maintenance expenses	▲116
	Increase in expenses due to more days in the FP	+24
②	Increase in finance cost	▲82
③	Extraordinary income booked in the 19 th FP	▲104
④	Insurance income in 19 th FP	+104

Usage examples/transitions of dividend reserve

Correspondence to tax inconsistency

- ▶ Correspondence to the amount of tax inconsistency caused by amortization of fixed-term land lease rights and amortization associated with the recording of asset retirement obligations (¥67 mm per fiscal year)

Sudden events

- ▶ Loss on retirement / loss on sale or impairment
- ▶ Decrease in profits due to exchange fluctuations
- ▶ Natural disasters and unexpected events caused by them
- ▶ Diluting distributions due to issuance of new investment units
- ▶ Other temporary costs due to sudden events

Promotion of cash management strategy

Stabilized DPU

Utilize abundant cash flow
aim for medium-term achievement

¥3,270 (as of Mar. 17, 2022) ▶ **¥3,300**

Asset size

Aim to expand asset size flexibly
according to financial market

¥447.0 bn (as of Mar. 17, 2022) ▶ **¥500 bn**

FCF utilization simulation (¥7.8 bn) (Note 1,2)

① Improve profitability

Property acquisition

Revitalization investment

Assumes the acquisition of properties with an NOI yield of 6.2%, NOI yield after depreciation of 3.8%

DPU approx. +¥72

LTV No change

FCF +¥180 mm

② Stabilize financial base

LTV control

Resilience

Assumes repayment of debt with an average interest rate of 0.8%

DPU approx. +¥15

LTV approx. -1.0%

FCF No change

③ Capital policy

Distributions in excess of retained earnings

Buy back

Assumes acquisition and cancellation of treasury units at the price of ¥118,776

- ▶ Assumes an investment unit price 0.8 times ¥148,470, which is the NAV per unit as of the end of the 18th FP.
- ▶ Assumes debt repayment at the same time, in order to maintain LTV level
- ▶ Calculated using 3.5bn yen of debt repayment, 4.3bn yen of acquisition and cancellation of investment units

DPU approx. +¥65

LTV No change

FCF No change

Progress toward the medium-term target, and “the next”

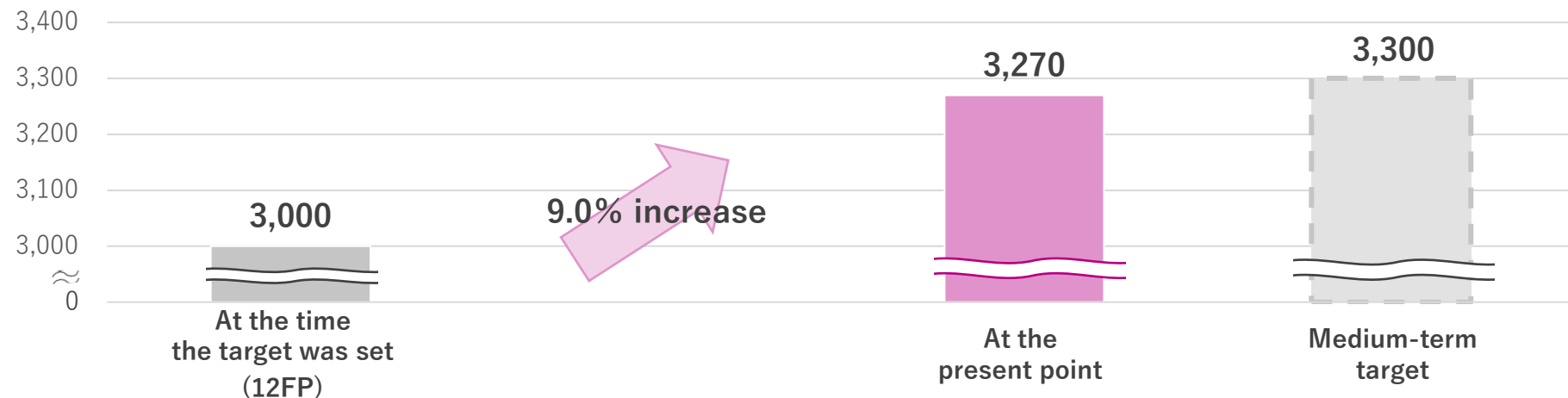
The current medium-term target is expected to be achieved earlier than initial estimation. The next target will be announced at the timing when we may reach the current target.

Initiatives to date for current medium-term target



Changes in Stabilized DPU

(Unit: yen)



Summary as of 18th FP (Jan. 2022)

Asset size of 47 properties (Note 1)

¥447.0 bn

(+¥50.3 bn from
the end of 17th FP)

Portfolio NOI yield

6.2%

NOI yield after depreciation

3.8%

Unrealized gain (Note 2)

¥74.0 bn

(+¥4.3 bn from
the end of 17th FP)

Distribution per unit

¥3,315

(Forecast: ¥3,315)

NAV per unit

¥148,470

(+¥2,038 from
the end of 17th FP)

LTV (excluding deposits)

41.4%

LTV (including deposits)

44.7%

Notes I

P.6 Executive Summary (18th FP)

(Note 1) The operational rate of end tenants is calculated from August to November 2021.

(Note 2) TCFD is an abbreviation for “Task Force on Climate-related Financial Disclosures”.

P.7 Operational status of 18th FP ~Status of Commercial Facilities~

(Note 1) Excludes tenants designated under “Enhanced Movement Control Order (EMCO)” and the “National Recovery Plan (NRP)”, which are both Covid-19 measures taken by the Malaysian government

(Note 2) “Sales record of end tenants” shows the year-on-year percentage of end tenant sales for the domestic retail properties owned by AEON REIT as of end of Jan.2022. For Dec. 2021 and Jan. 2022, preliminary figures based on interviews with each master lessee have been used.

P.9 18th FP (Jan 2022) DPU ~Actual vs Forecast analysis~

(Note) The reversal of fixed-term land lease rights will be ¥67 mm, and the transfer from insurance claims for the northwestern Chiba earthquake will be ¥104 mm. The total will be ¥37 mm.

P.12 Internal growth (2/2)

(Note) Construction work of the relocation of garbage storage has been implemented in 17th FP (ended Jul. 2021).

P.14 Sustainability Initiatives ~Main topics of the 18th FP (1/2)~

(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.15 Sustainability Initiatives ~Main topics of the 18th FP (2/2)~

(Note) TCFD is an abbreviation for “Task Force on Climate-related Financial Disclosures”.

P.18 Promotion of cash management strategy

(Note 1) The Asset Management Company does not guarantee the amounts presented as stabilized distributions and asset size, which are management targets set by the Company. Execution of such measure has not been committed yet because no decision has been made on each measure.

(Note 2) FCF is calculated by deducting capital expenditures (excluding revitalization investment involving rent increase) from the depreciation (¥9.9bn) of 17th and 18th fiscal period for the portfolio in the fiscal period ended Jan. 31, 2022.

P.19 Progress toward the medium-term target, and “the next”

(Note 1) “Revitalization investment” refers to construction work for improving the value of properties. This section calculates the amount of “Revitalization investment” which realized rent increase.

P.20 Summary as of 18th FP (end of Jan. 2022)

(Note 1) This is the total of the acquisition price, which does not include the expenses (brokerage fees, tax and public dues, etc.) required to acquire the property.

(Note 2) The unrealized gain is the sum of the unrealized gain and loss as of the end of 18th FP (difference between appraisal value and book value at the end of each FP)

18th FP(Jan. 2022) 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

➤ Distribution stability

Improving resilience to natural disasters by utilizing earthquake insurance and reserve funds

Strategic cash management

➤ Cash flow generation capability

Generating free cash flow of approximately ¥ 7.8 billion annually

➤ 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

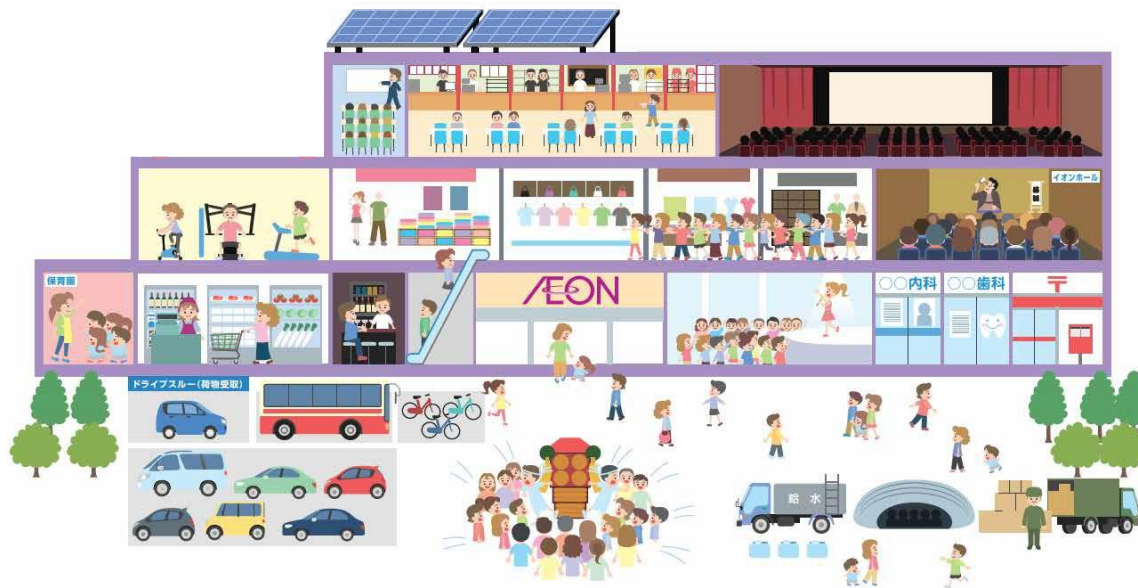


Solar panels installed on the rooftop and walls help reduce the environmental burden

Drive through and pick-up



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



Tenants visited by consumers on a daily basis



Meeting wide-ranging consumer needs such as a cinemas and food courts

Tenants providing public services



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

AEON's online supermarket business integrating with the real stores



Strong ability to attract customers by offering large selections of food and other products



“Order on the web” and “pick up at the store counter or specialized lockers” services are available

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

AEON Group's newly implemented efforts

Implementing initiatives to respond to the changes by thoroughly conducting infection prevention measures, as a community infrastructure asset.

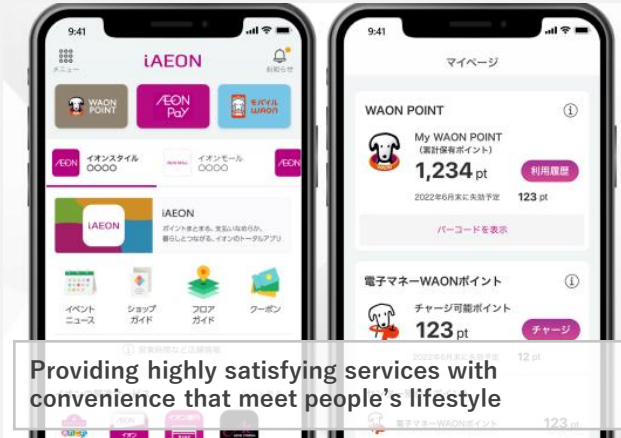
Online supermarket



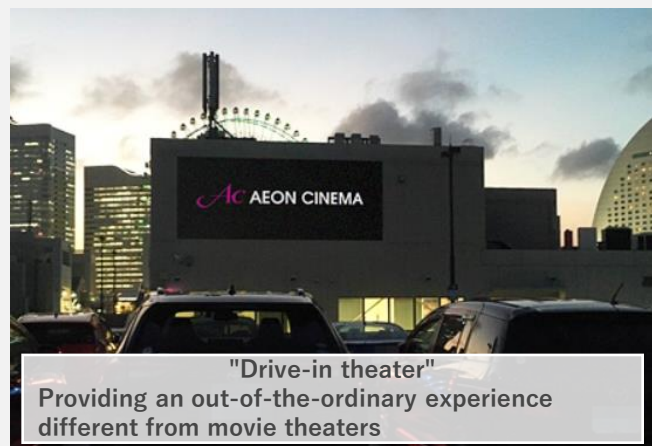
New shopping style



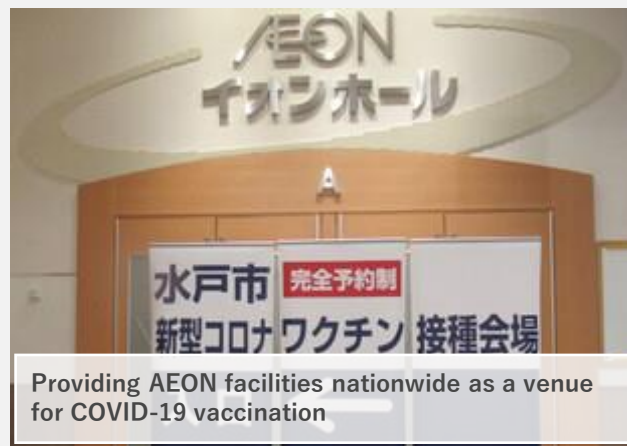
Introducing new APP



New services to avoid congestion



Contribution to the communities



Thorough preventive measures



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.
450,000
(10km area)

Traffic access

Road Traffic (Note 2)
(AEON MALL Fukutsu)

approx.
43,000
(Hachioji Interchange on the
Chuo Expressway
Approx. 30,000)

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

approx. **100%**
(Commercial facilities in Japan)

Operation

Customer attraction /
Operating performance /
Leasing / Public features



Various incentives to visit

Ex.

Occupancy rate

Substantial
occupancy rate
of end tenants (Note 4)

approx.
98%

Leasing

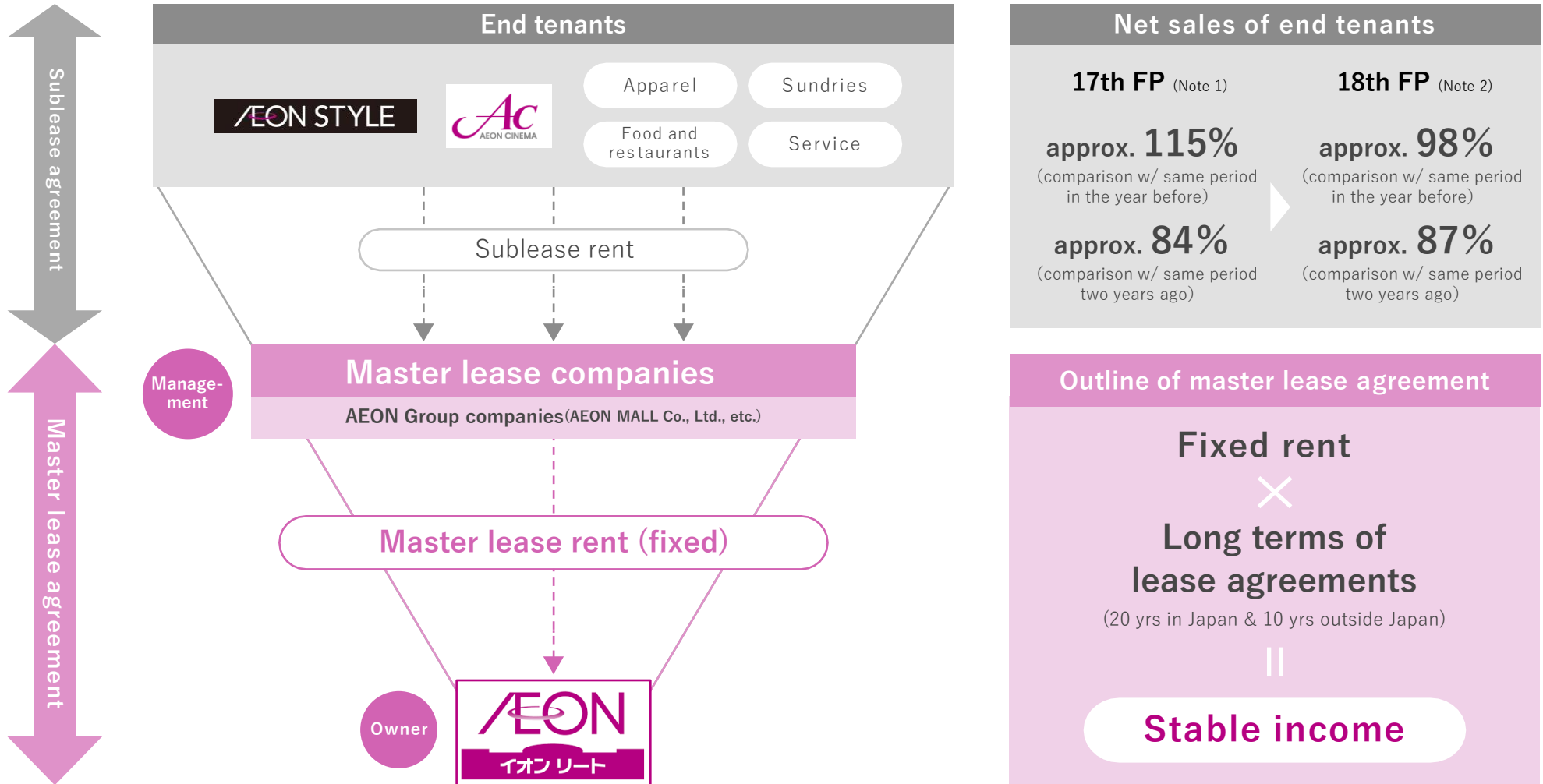
Total number of
commercial
facilities owned in
Japan

approx.
5,600 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 ~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.

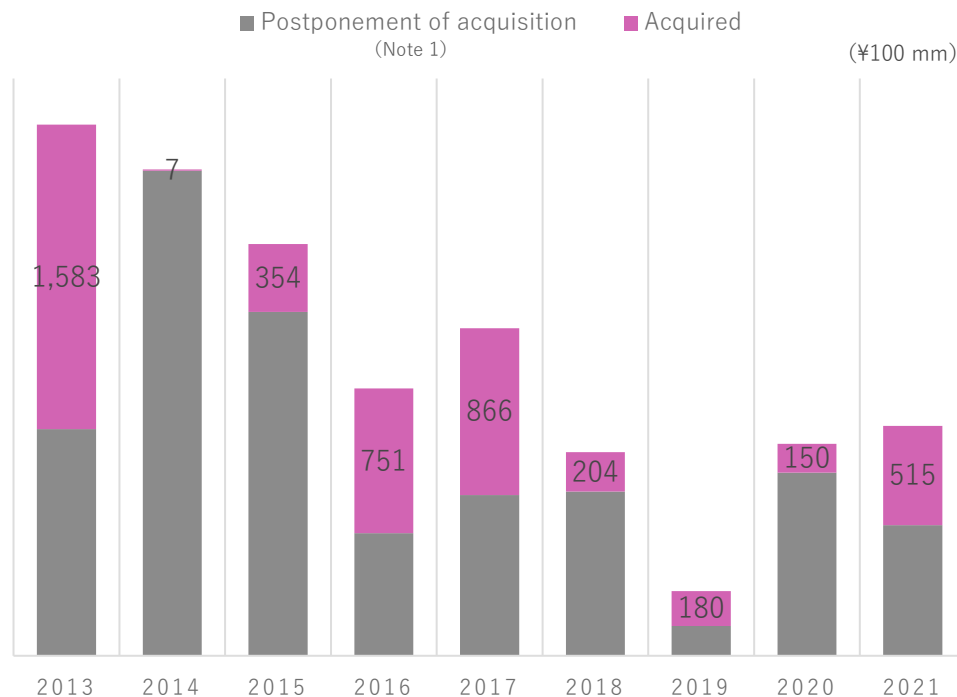
Track record of selective investments ~Quality of portfolio~

AEON REIT acquires only
approx. 30%
of properties considered

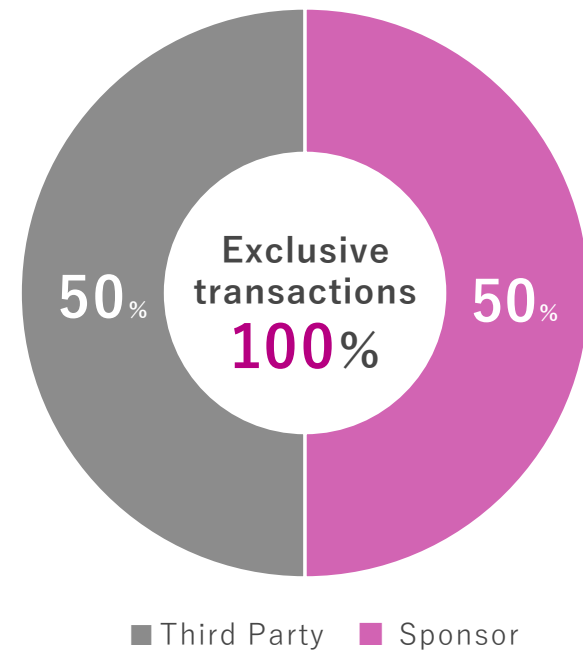
Track record of selective investments ~Adequate terms~

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.	▶ 168 _{sc}
	AEON TOWN Co., Ltd.	▶ 148 _{sc}
	AEON RETAIL Co., Ltd., AEON RYUKYU Co., Ltd. AEON Hokkaido Co., Ltd., The Daiei, Inc. AEON KYUSHU Co., Ltd. AEON TOHOKU Co., Ltd.	▶ 1,160 _{stores} <small>(Note 4)</small> <small>(GMS · SM · DS · HC · SuC)</small>
	AEON GLOBAL SCM CO., LTD.	▶ 71 _{facilities}
Overseas	AEON MALL Co., Ltd.	▶ 34 _{sc}
	AEON CO. (M) BHD. AEON BIG (M) SDN. BHD.	▶ 65 _{stores} <small>(GMS · SM · DS only)</small>



Total pipeline (Note 5)

¥200bn

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

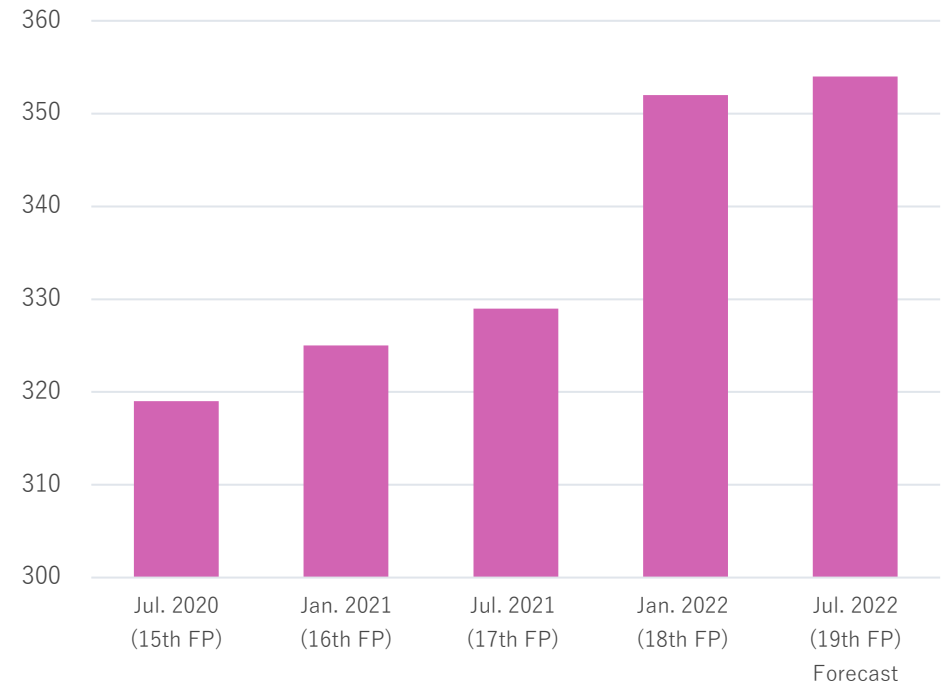


Cumulative amount of revitalization investment with rent increase (Note 1)

5.45bn yen (as of Jan. 2022)

Cumulative amount of annual rent increased by revitalization investments (Note 3)

(Unit: mm yen)



Maintain and improve property functions

Equipment renewal work

- Energy efficiency improvement by introducing the latest equipment

Exterior wall construction

- Renewing the appearance to improve the image of the properties



Disaster prevention / mitigation work

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



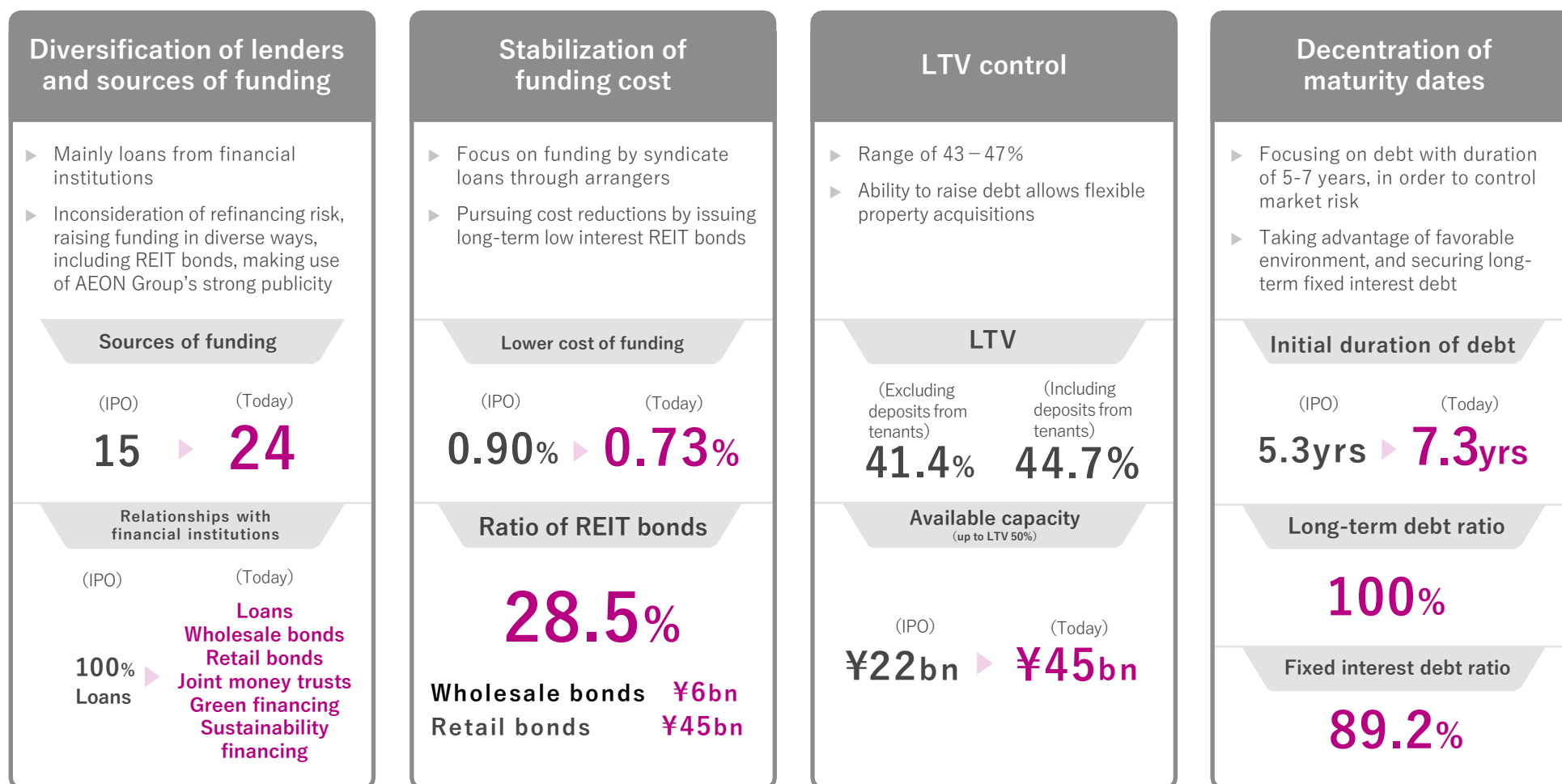
Smoke-proof hanging wall construction (Note 2)
Work progress ratio including planned work for the 19th period

approx. 95%
(40 / 42 properties)

Financial policy ~Stable funding~

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

The 4 pillars of our stable funding (=A structure that enable us to receive funding at any time)



Financial strategy ~Financial management~

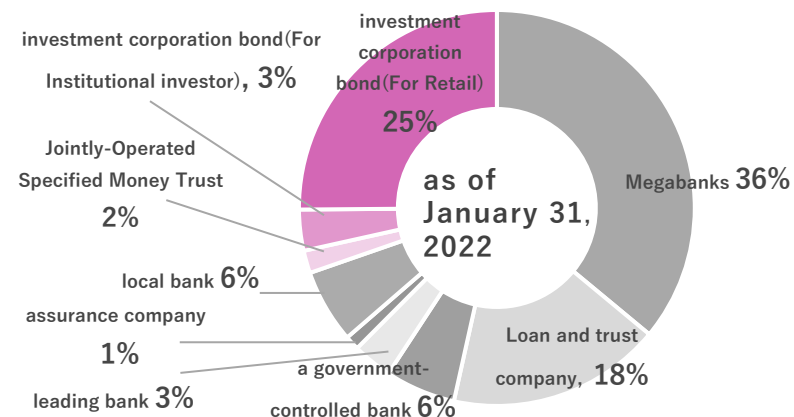
Financial management

	17th FP (Ended July 2021)	18th FP (Ended January 2022)
New borrowing amount (Note)	-	¥38.4 bn
Interest-bearing debt balance	¥159.8 bn	¥179.1 bn
- Investment corporation bonds	¥51.0 bn	¥51.0 bn
Initial period remaining	7.9 yrs	7.3 yrs
Avg. number of years remaining	4.4 yrs	4.3 yrs
Avg. cost of interest bearing debts	0.77%	0.73%
Ratio of long-term and short-term Debts	100.0%	100%
Fixed interest rate ratio	100.0%	89.2%
LTV (incl. leasehold deposits)	44.9%	44.7%
Available capacity (up to 50%)	approx. ¥39.0 bn	approx. ¥45.0 bn

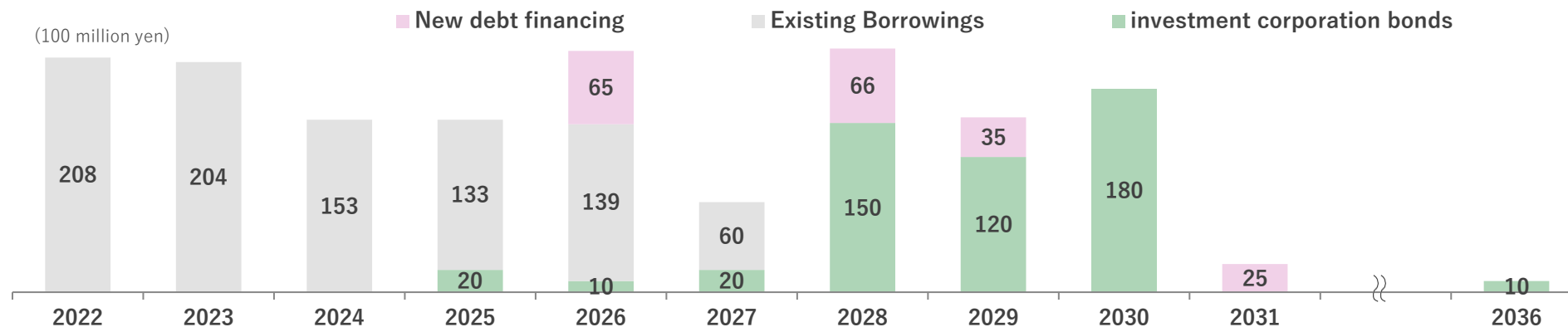
Rating

Credit rating agency	Rating target	Rating	Outlook
Japan Credit Rating Agency	Long-term issuer rating	AA-	Stable

Breakdown of interest-bearing debt



Decentration of maturity dates (as of January 31, 2022) Excluding Bridging loan

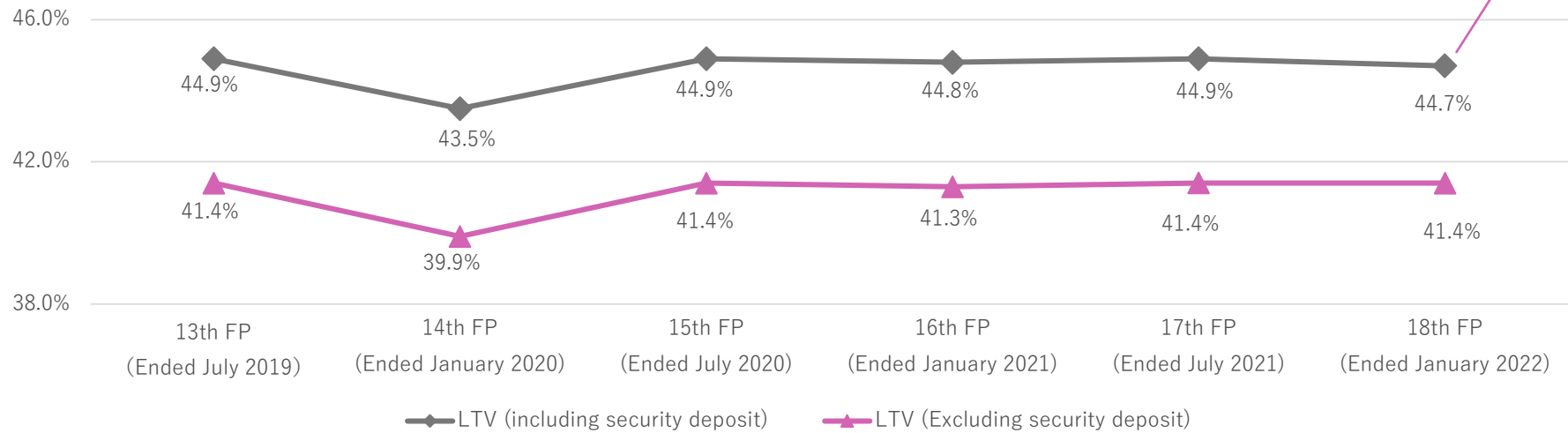


Financial strategy ~LTV & Cost trends~

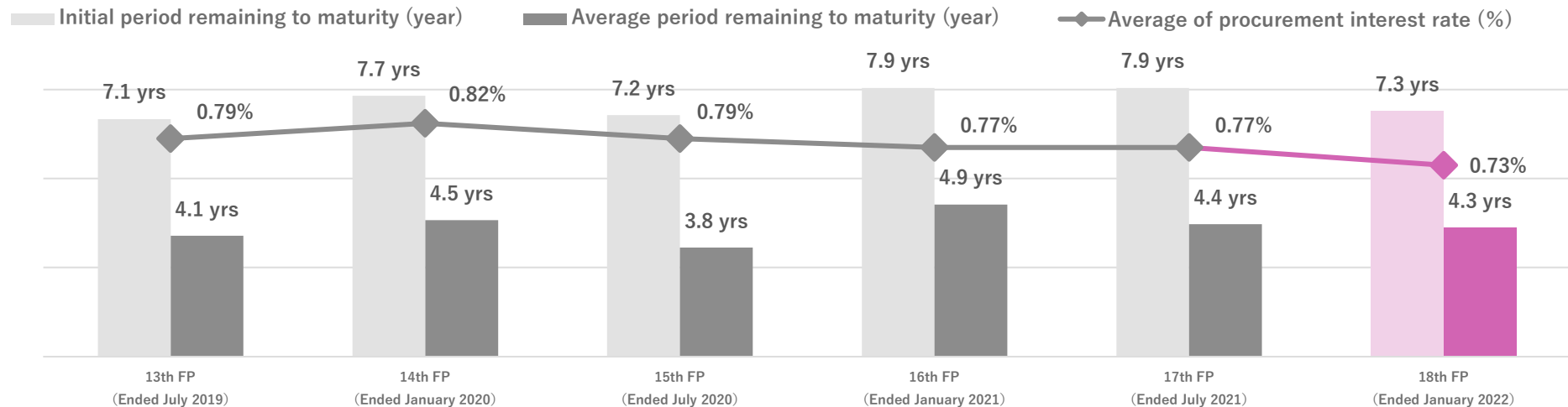
Loan capacity (Note)

Approx. ¥45bn

LTV trends



Interest-bearing debt average financing period and cost trends



Risk management ~Resilient to natural disasters~

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

Diversified investment

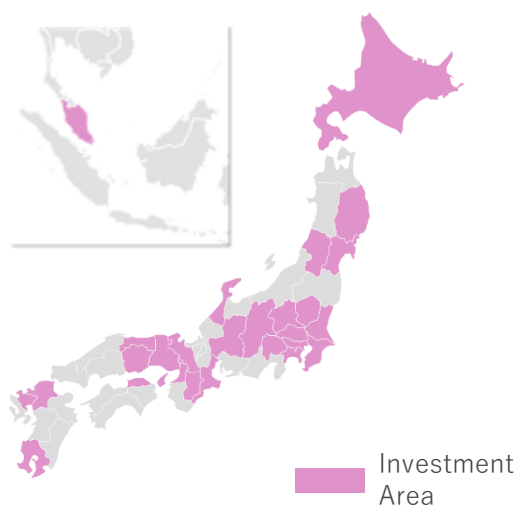
- ▶ Diversification of acquisition price per investment area and property

26 Prefectures

(2nd FPend: 14 prefectures)

+

Malaysia



Fire insurance and earthquake insurance coverage

- ▶ Guarantee earthquake insurance for domestic portfolio
- ▶ Amount of insurance for earthquake insurance : **¥3.0 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

<earthquake risk status>	PML (%)	Expected maximum loss
Domestic Portfolio PML	1.2%	approx. ¥4.8 bn

<earthquake risk status>	
Target property / Domestic owned properties	45 properties
Limit of payment (immunity of ¥50 mm (Note 2))	¥3.0 bn
Insurance premium (annually)	¥290 mm

Abundant cash flow

- ▶ approx. **7.8** billion yen of free cash flow (Note 1) can be utilized for natural disasters, etc.

Additions to reserve for dividends

- ▶ Balance of distribution reserves at the end of 19thFP : **233** mm yen (forecast)
- ▶ Planned to be utilized to maintain the stability of distributions when revenues decrease temporarily due to natural disasters and other causes

Generation of Cash Flow for driving growth

Large amount of funds are in hand based on the highest ability among J-REITs to generate cash flow^(Note 1,2).

Track record of cash flow generation ^(Note 3)

Total amount of 17th and 18th FP



Usage of cash flow in the past

External growth

Acquisition **¥5.3** bn



External growth

Acquisition of the extension building **¥7.1** bn



External growth

Additional acquisition of the land **¥1.3** bn



Internal growth

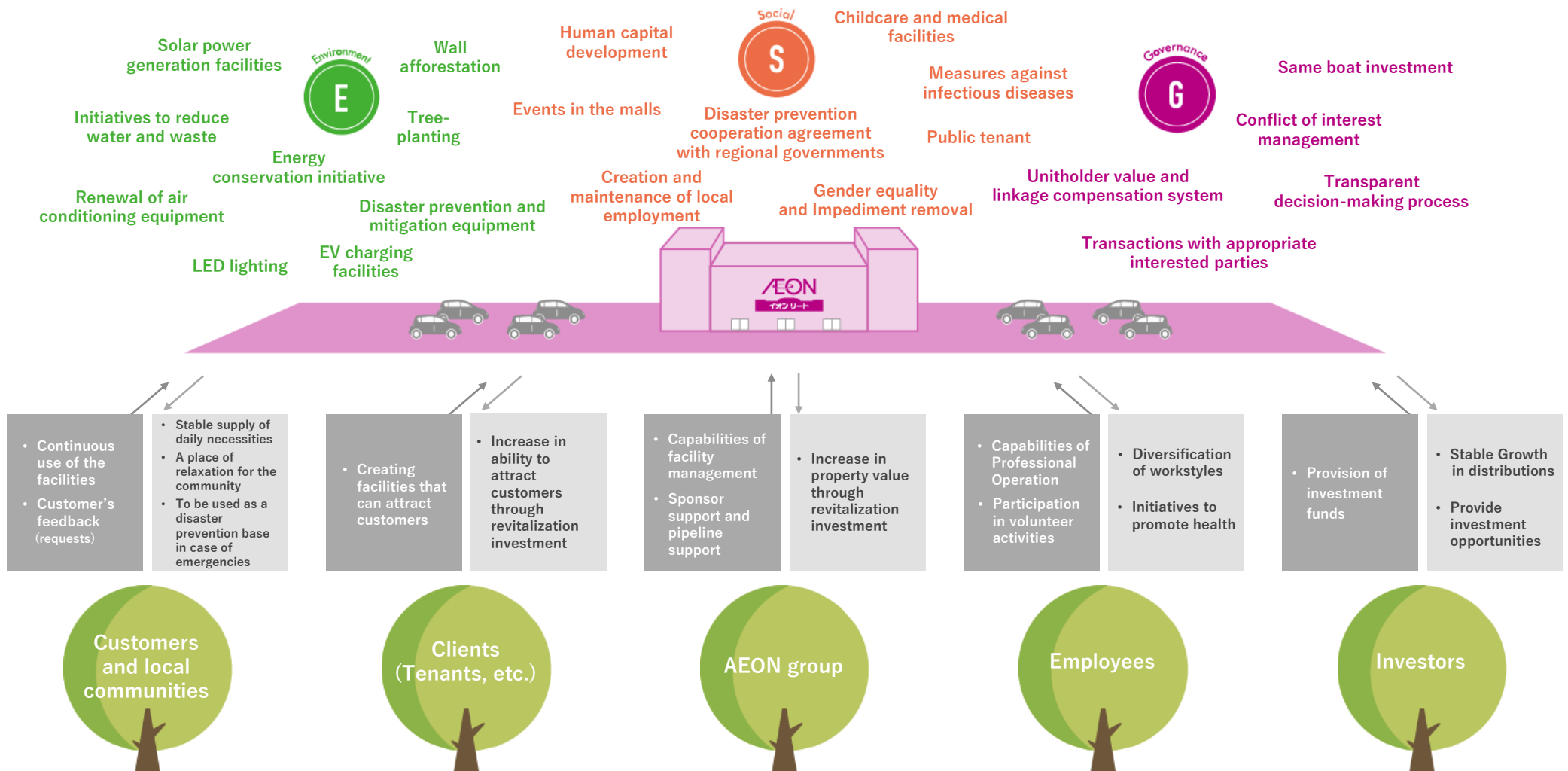
Renewal of floor space **¥790** mm



Sustainability Initiatives ~ AEON REIT ~

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

Received **5 Stars** (the highest rating) in the GRESB Real Estate Assessment 2021



Sustainability Initiatives ~ Environment ~

Environment E Reduction targets for energy consumption and CO2 emissions

AEON REIT aims to reduce the annual average of 1% of its energy consumption intensity and CO2 emission intensity in the medium and long term in the entire portfolio and individual property. As a target for FY 2019, AEON REIT aims to reduce 5% of energy consumption and CO2 emission for the five years from FY 2020 to 2024, compared to the figure of FY 2019.

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

84.9% : Ratio of properties with environmental certification
(Based on total leasable area/as of Jan. 2022)

DBJ Green Building Certification



DBJ Green Building

28 properties



January 2022

AEON MALL Shinkomatsu

★★★★★ acquisition

CASBEE Certification of real estate appraisal



S rank
4 properties
(highest rating)



July 2020

AEON MALL Tamadaira woods

(Other 3 properties)

BELS Certification



★★★★ **1 property**



February 2020

AEON Minami-Osaka RDC

(Note) The above chart collectively describes the ESG initiatives of this the Investment Corporation, this the Asset Manager and this AEON Group, and includes those not directly related to this the Investment Corporation this the Asset Manager.

Sustainability Initiatives ~ Social ~

Social

S

Initiatives at owned properties

Employment retention



Continued operations despite COVID-19 pandemic and 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 2021, 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

Infection prevention measures



- ▶ Distribute masks and disinfectant to all officers and employees, which the company has been doing so far as a measure against flu
- ▶ Promotion of telework and off-peak commuting
- ▶ 62.8% of telework rate (from Aug.2021 to Jan. 2022)

Human Resource Development, Employee Training and Certification acquisitionSupport

qualification name	holders	Type of training	NO.
Real Estate Transaction Agent	14 people	Compliance	10 times
ARES Master	8 people	Business	6 times
Certified Real Estate Consulting Master	2 people	Safety and Health	5 times
		System and Others	16 times
		Total	37 times

(As of the end of Jan. 2022)

(from Jan. 2021 to Nov 2021)

(Note) The above chart collectively describes the ESG initiatives of this the Investment Corporation, this the Asset Manager and this AEON Group, and includes those not directly related to this the Investment Corporation or this the Asset Manager.

Sustainability Initiatives ~ Governance and others ~

Governance
G

Governance

Transparent decision-making process

- ▶ Added 1 executive to the Investment Corporation from 29 Oct. 2022. (4 in total)
- ▶ 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 DPUx NOI x 0.001% (max. rate)

Same boat investment by AEON Group

AEON Group's stake in AEON REIT:

approx.17.2%

(as of January 2022)

Sustainable finance

Sustainability finance

“The highest”
SU1 acquisition (JCR)

Sustainability bonds (Retail) → **¥18 billion**

Green finance

“The highest”
Green1 acquisition (JCR)

Green bonds (Retail) → **¥12 billion**

Green trust loan → **¥3.3 billion**

Impact report FY2020

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	intensity			
Qualified assets	29	436,388,911	147	1,625,302	190,447	
	74.4%			0.5	0.0643	
Non-qualified assets	10	94,929,275	204	2,113,050	47,318	
	25.6%			4.5	0.1015	

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 employment 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. 1,300	Concluded
AEON MALL Mitouchihara		Approx. 3,100	Concluded

Sustainability ~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.

AEON Decarbonization vision 2050

35% reduction by 2030

(compared with FY2010)



Clear policies for each field

Established basic group policies for each field based on social demands.

Sustainable Procurement Policy

Plastic Usage Policy

Aeon Basic Policy
Human Rights Policy

Biodiversity Principle

Information Security Policy

Comprehensive partnership agreements

Health management statement

AEON COVID-19 Protocol for Infectious Disease Control

Food waste reduction targets

B C M

- ▶ In cooperation with **the Japan's Self Defense Force** and **Japan Air Line**
- ▶ Target: **100** temporary local shelters



Diversity

Target **Female managers ratio 50%**
(26.1% in FY2020)



(Note) The above figure shows the AEON Group, including those that are not directly related to the Investment Corporation or the Asset Management Company.

Management message

MANAGEMENT MESSAGE

President and Representative Director
Nobuaki Seki



AEON REIT has seen its 18th FP in January 2022. Although it is still difficult to predict the convergence of COVID-19, we will continue to operate stably by our unique strengths such as “Fixed rent master lease agreements with AEON Group” and “Investments in Community Infrastructure Assets”.

In terms of sustainability initiatives, which are becoming more and more important these days, we have set our Materiality (Key issues) and expressed our support to TCFD recommendations in 18th FP. About our website, we have renewed “Sustainability Initiatives” page, which details follows in the presentation material. We will keep on moving to promote further measures from now on.

As previous years, we have been highly evaluated by third-parties in this term by receiving 5 Stars from GRESB and additional DBJ Green Building certifications.

We will continue to work together with our stakeholders to achieve “sustainable growth” and to be highly evaluated by our investors through our investment management.

We look forward to your continued support.

Career

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 and Executive Director of AEON REIT since 2019.



Managing Director
Tomohiro Itosaka

Career

1995 Joined Kyoei Fire & Marine Insurance Co., Ltd.
1996 Joined Jusco (the current AEON). Since 2008, has been involved in setting the Group’s mid-term management plans, establishing the Investment Committee, etc. in the Strategy Dept.
2011 General Manager of the Corporate Communications Dept. In charge of Group PR, IR and SR activities
2016 Senior Executive Director and Chief Strategy Officer of AEON Pet Inc.
Director of AEON REIT since May 2020



Director
Akifumi Togawa

Career

Joined AEON Co., Ltd. (formerly JUSCO Co., Ltd.) in April 1996. Started overseeing the overall financial affairs from the time before listing as the Manager of the Finance Group, Finance and Planning Department of AEON Reit Management Co., Ltd. General Manager of the Finance and Planning Department of AEON Reit Management Co., Ltd. since 2018 and Director of AEON Reit Management Co., Ltd. since 2019.



Director
Yoshiki Kashimura

Career

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

Notes II

P.26 Points of the “Community Infrastructure Asset”

(Note 1) Estimated with 34 properties listed in marketing report out of 38 domestically owned SRSC and RSC.

(Note 2) Excerpted from the daytime 12hour motor vehicle traffic amount mentioned in “the 2015 National Road and Street Traffic Conditions Survey and Market Report”.

(Note 3) Estimated with 38 domestically owned properties including SRSC and RSC.

(Note 4) Calculated based on the ratio of the actual leased space (subleased space), which is calculated by subtracting vacant floor space from total leased space (master leased space), for domestic retail properties (42 properties) owned by the Investment Corporation (as of the end of Nov. 2021).

P.27 Stability of “Community Infrastructure Asset” and its rent

(Note 1) Net sales of end tenants (17th FP) represents the comparison rate (with same period in the year before and two years ago) of the total amount of end-tenant sales from Feb. 2021 to Jul. 2021 at domestic commercial facilities owned by the Investment Corporation as of the end of Jul. 2021.

(Note 2) Net sales of end tenants (18th FP) represents the comparison rate (with same period in the year before and two years ago) of the total amount of end-tenant sales from Aug. 2021 to Jan. 2022 at domestic commercial facilities owned by the Investment Corporation as of the end of Jan. 2022. Net sales of end tenants of Dec. 2021 and Jan. 2022 are calculated based on preliminary figures received through interviews with each master lessee.

P.28 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 Jan. 2022.

P.29 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. 2021 (excluding AEON MALL Co., Ltd., AEON TOWN Co., Ltd., and AEON GLOBAL SCM Co., Ltd.), corporate websites (AEON MALL Co., Ltd. and AEON TOWN Co., Ltd.), and data provided by AEON GLOBAL SCM Co., Ltd. (for the fiscal period ended Jan. 2022).

(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) Represents the total value of properties owned by the AEON Group or third parties, for which AEON REIT has submitted a Letter of Intent of Purchase etc. which is currently still valid.

P.30 Internal growth ~Enhancing values of properties~

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

(Note 2) “Smoke-proof hanging wall” is obliged to be installed in order to slow down the flow of smoke in the event of a fire, and this material will be replaced from glass to non-combustible film, etc. to make it a safer facility.

(Note 3) Calculated based on the information of the assets held at the end of Jan. 2022 (18th FP).

P.32 Financial strategy ~Financial management~

(Note) Includes refinancing (excluding bridge loans) and debt procurement related to acquisition of new properties.

Notes II

P.33 Financial strategy ~LTV&Cost trends~

(Note) “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 company will actually be able to procure the said amount of funds.

P.34 Risk management ~Resilient to natural disasters~

(Note 1) Free cash flow is calculated as depreciation minus capital expenditures (excluding revitalization investments with rent increase). Mentioned amount is the total of 17th FP and 18th FP.

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

P.35 Generation of Cash Flow for driving growth

(Note 1) Calculated by the Asset Management Company based on investment corporations listed on the stock exchange, which had total assets of ¥100 bn or more in the latest accounting period that had been announced by Jan. 31, 2022.

(Note 2) Calculated by dividing depreciation by total assets (annual rate).

(Note 3) Free cash flow was calculated by subtracting capital expenditure (excluding investment in revitalization of property involving rent increase) from depreciation.

18th FP (Jan. 2022) Financial Results Presentation Material

Appendix 1

Features of AEON REIT Investment Corporation

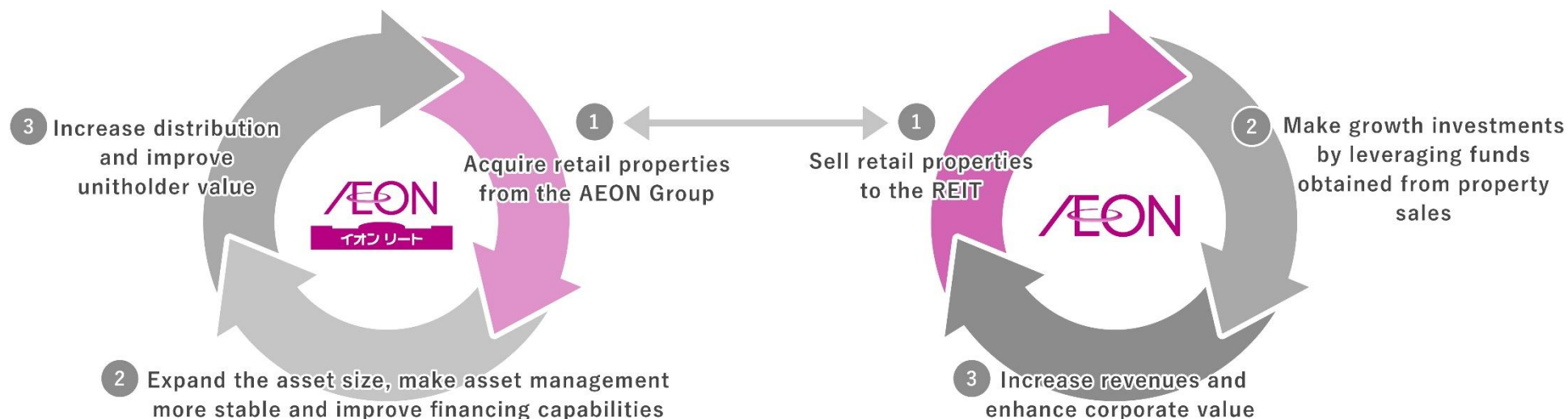
Corporate philosophy and policy

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 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

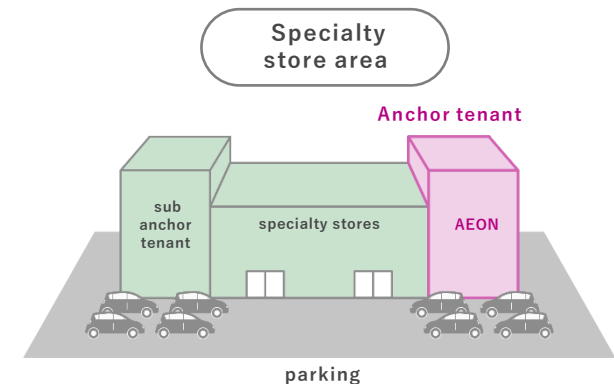
Domestic

Ratio :
**85%
or more**

Overseas

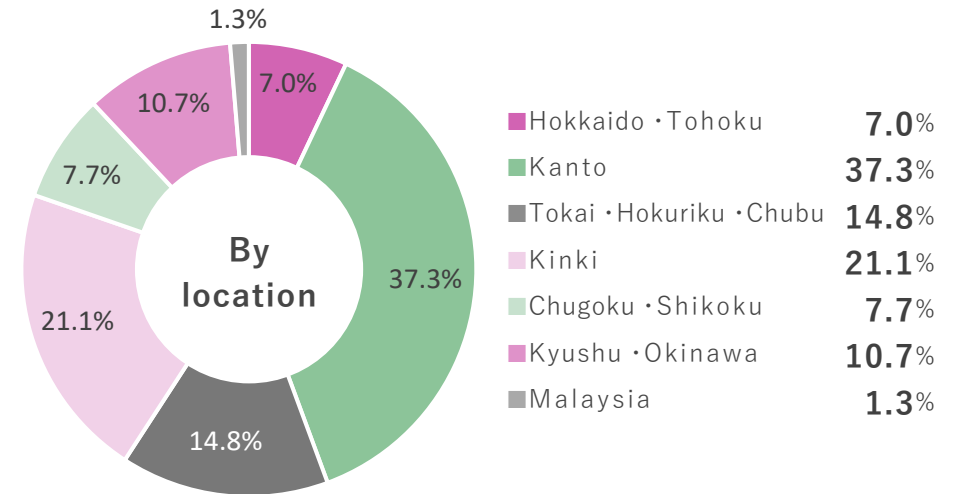
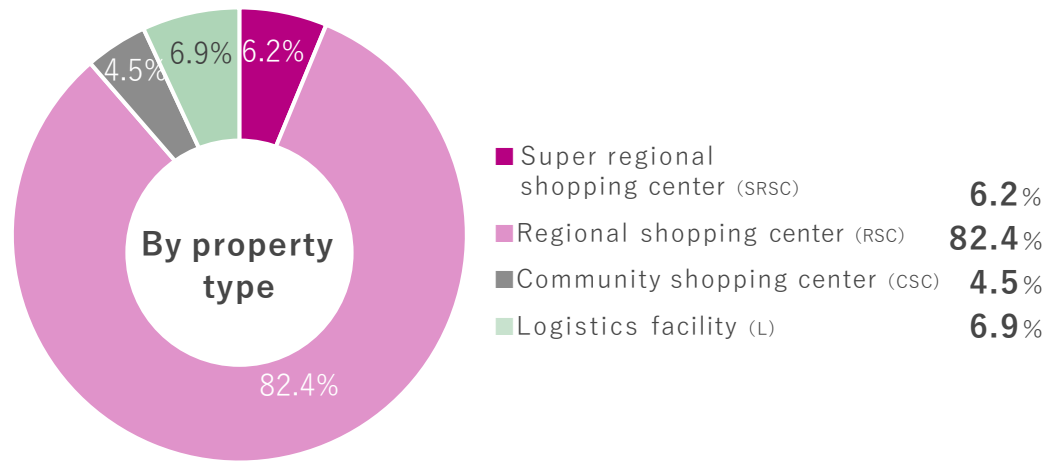
Ratio :
**No more than
15%**

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



Summary of portfolio (18th FP)

Portfolio data



Summary of portfolio

Number of properties	47 (Domestic 45, Overseas 2)
Total acquisition price	¥447.0bn
Portfolio appraisal NOI yield before depreciation	6.2%
Portfolio appraisal NOI yield after depreciation	3.8%
Average remaining lease term	14.3 yrs
Average building age	16.8 yrs

Properties owned by AEON REIT (18th FP)

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 4 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)**



Malaysia 2 properties

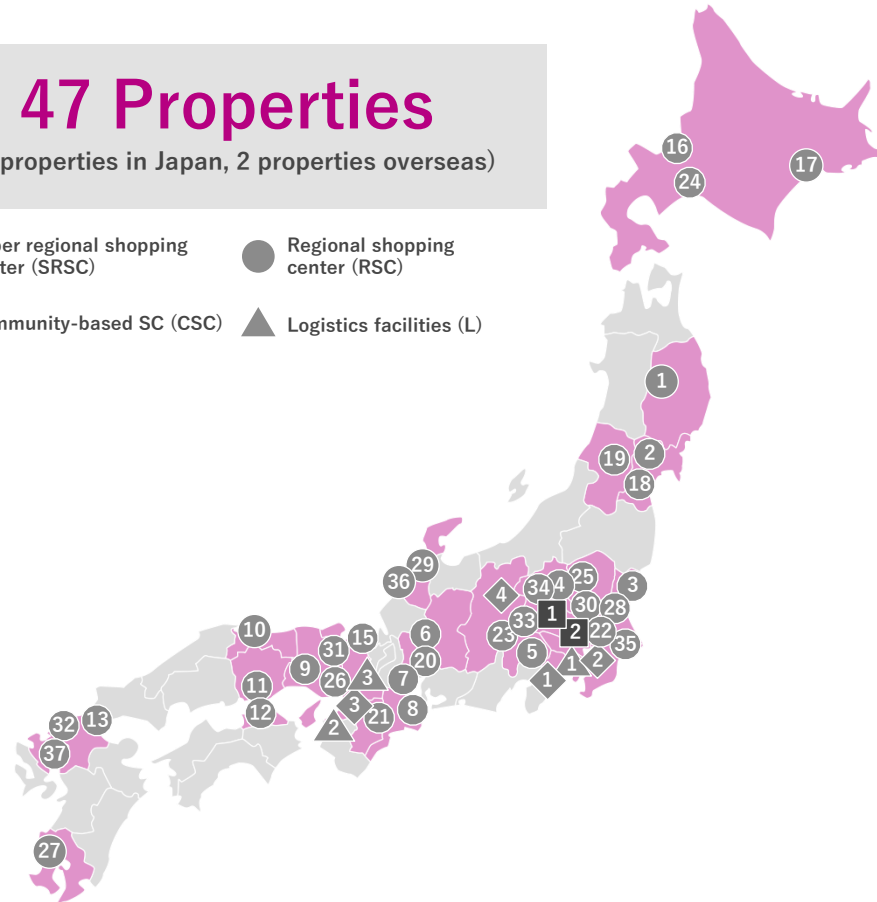


- M-1 AEON Taman Universiti Shopping centre (Johor, Malaysia)
- M-2 AEON MALL Seremban 2 (Negeri Sembilan, Malaysia)

47 Properties

(45 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 AEONSagamihara Shopping Center (Sagamihara 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)**



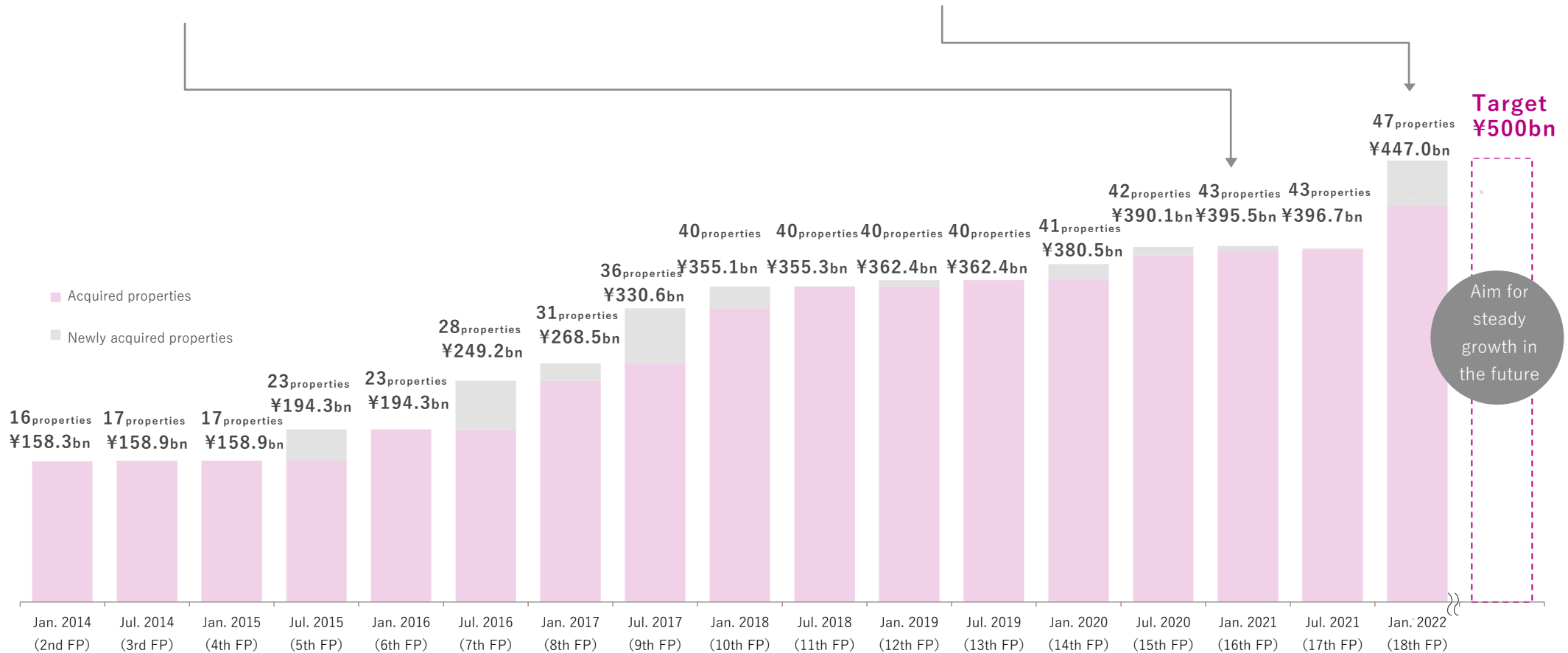
35 AEON MALL Narita (Narita City, Chiba)



Kinki, Chugoku and Shikoku 11 properties

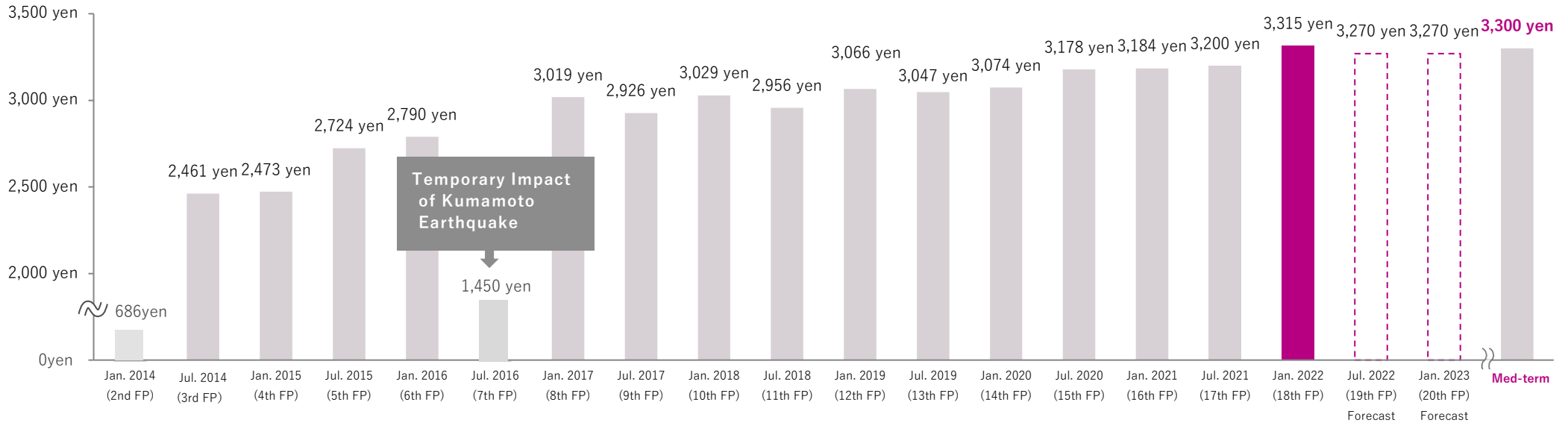
- 9 AEON MALL Kasai-Hojo (Kasai City, Hyogo)
- 2 AEON Minami-Osaka RDC (Sakai City, Osaka)
- 10 AEON MALL Hiezu (Saihaku County, Tottori)
- 3 Daiei Ibaraki Process Center (Ibaraki City, Osaka)
- 11 AEON MALL Kurashiki (Kurashiki City, Okayama)
- 12 AEON MALL Ayagawa (Ayauta County, Kagawa)
- 15 AEON 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)

Expansion of asset size since listing

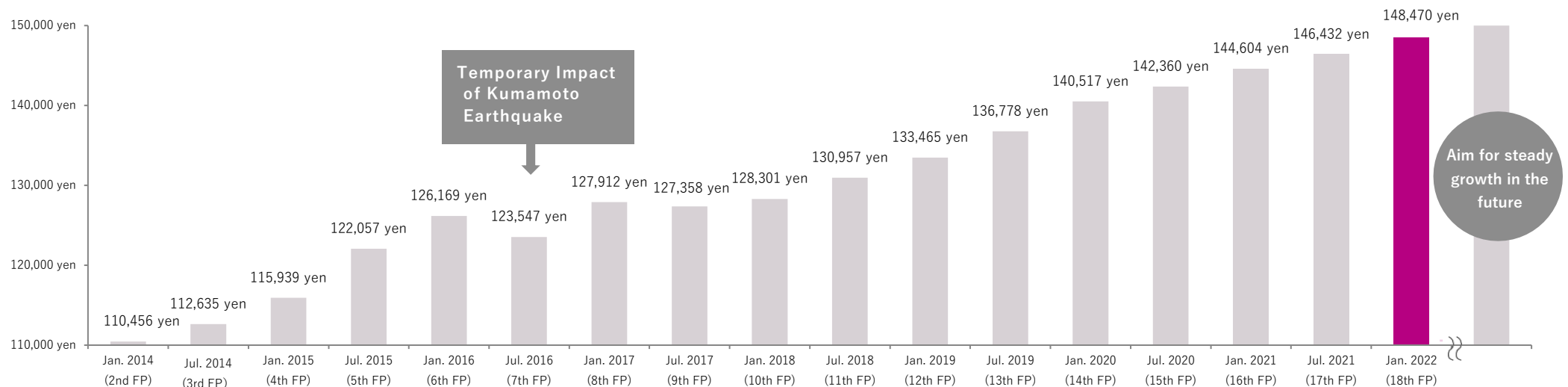


Growth of DPU and NAV per unit

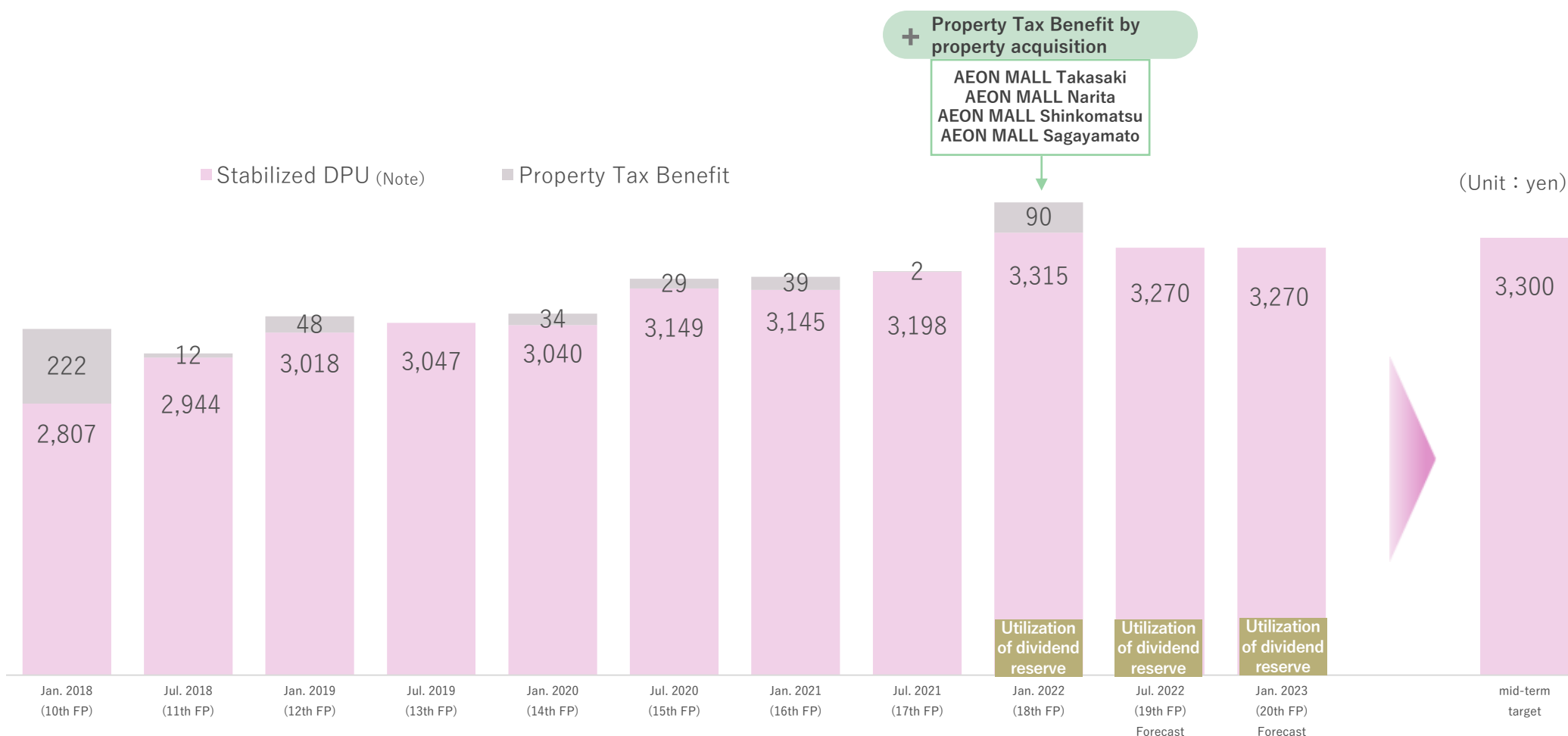
Changes in DPU



Changes in NAV per unit



Steady growth of stabilized DPU



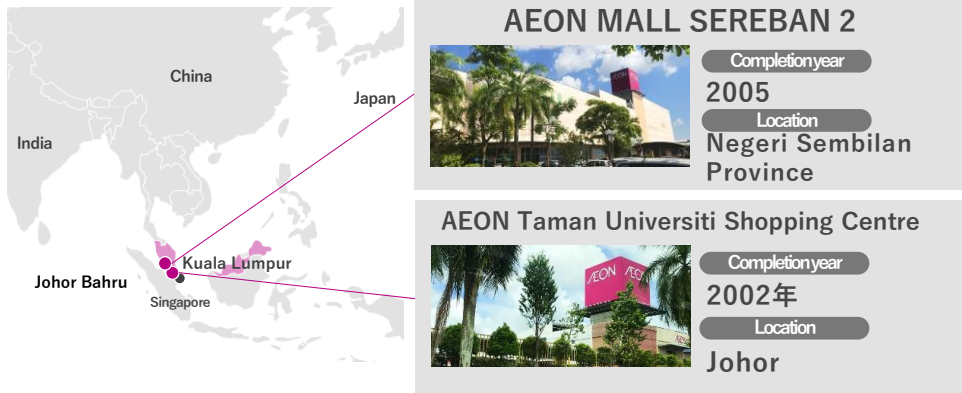
“Property Tax Benefit”

- ▶ 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.

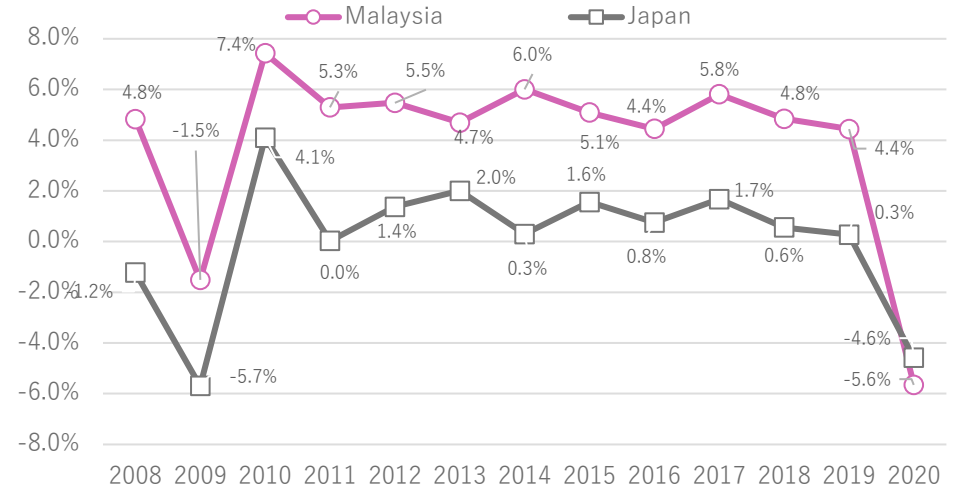
Overview of overseas properties

Acquired properties from AEON Malaysia, which has been operating locally for over 30 years. Rents are CPI-linked and reflecting Malaysia's growth potential.

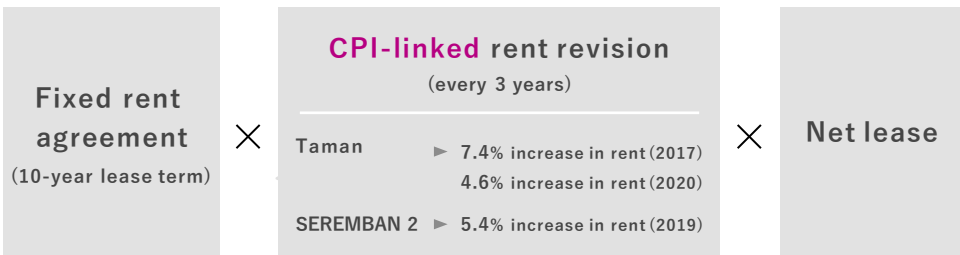
About the properties



GDP growth rate of Japan and Malaysia



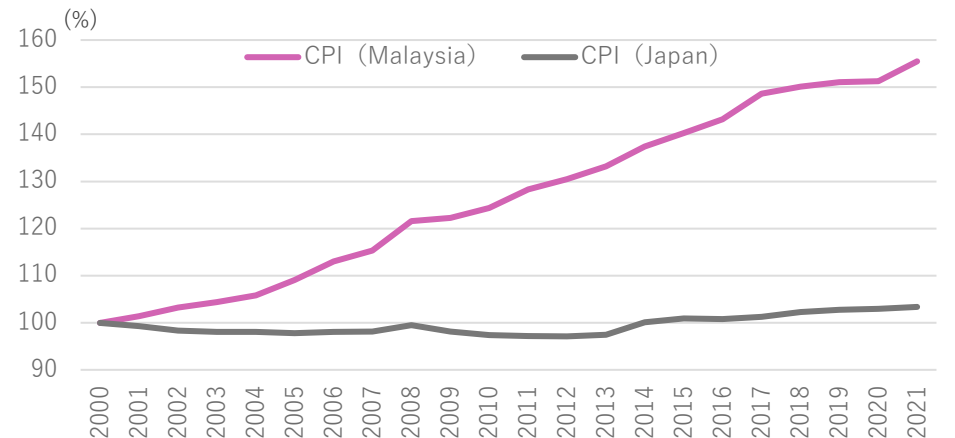
Details of the master lease agreement



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

- ▶ Founded in 1984 and has been operating in Malaysia for more than **30 years**.
- ▶ **Have been listed** on the Kuala Lumpur Stock Exchange **since 1996**.
- ▶ **Operates 28 malls, generating operating income 3,630 million RM.**(¥88.9 bn at 24.5 yen to 1 RM) (Note 1)

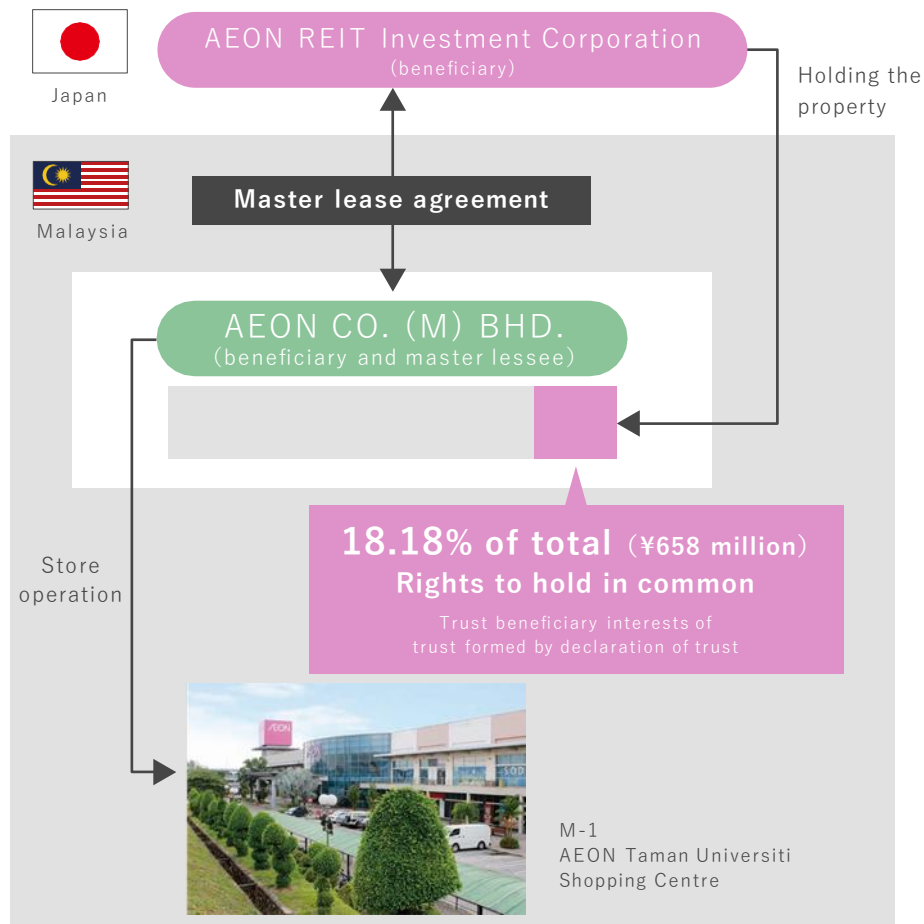
Changes in CPI in Malaysia and Japan (Note 3)



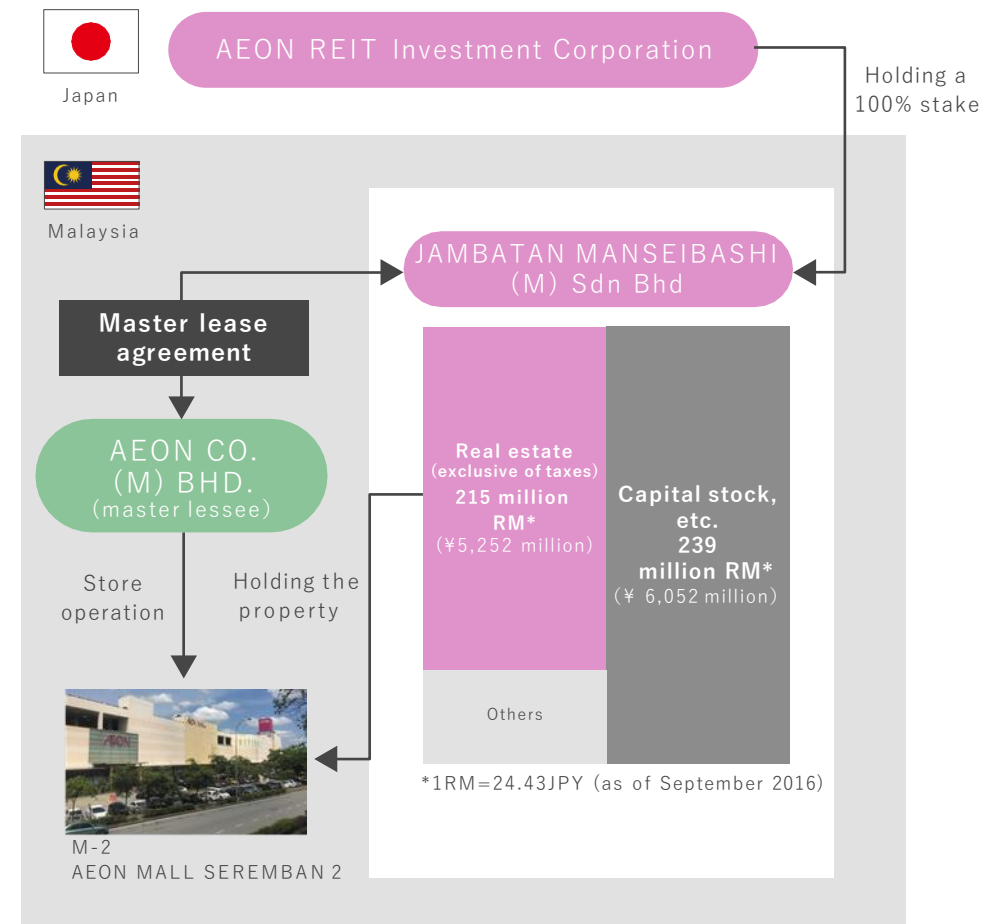
Schemes for acquisition of overseas properties

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

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

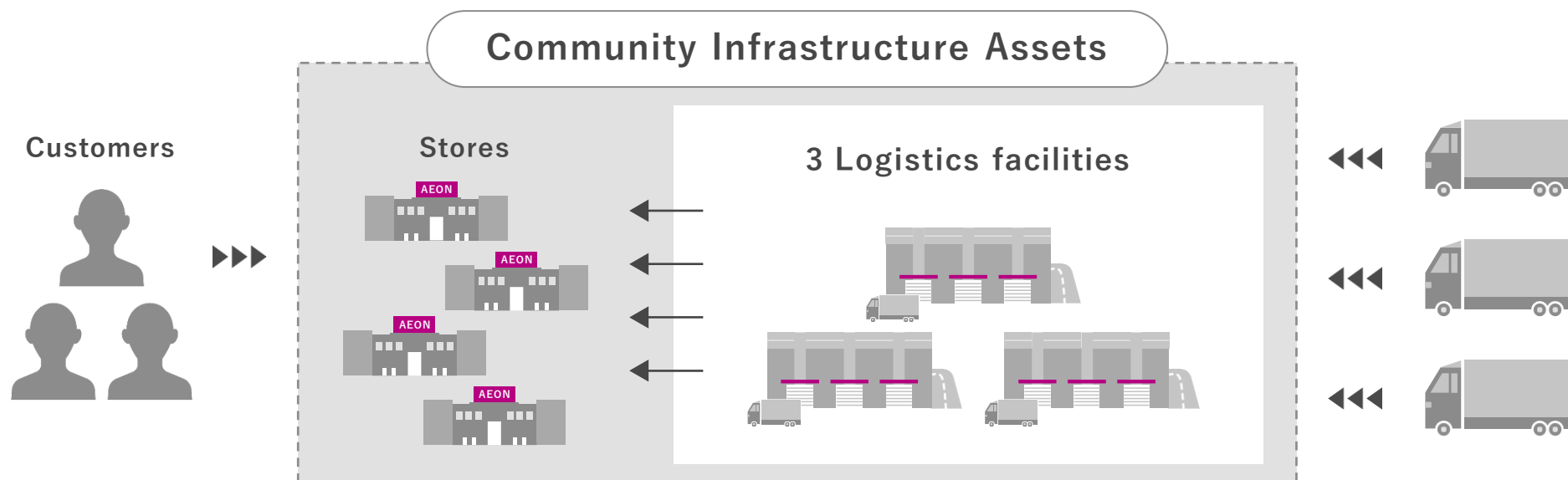





Overseas SPC scheme (acquired in September 2016)



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 that can not be done in 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 ~

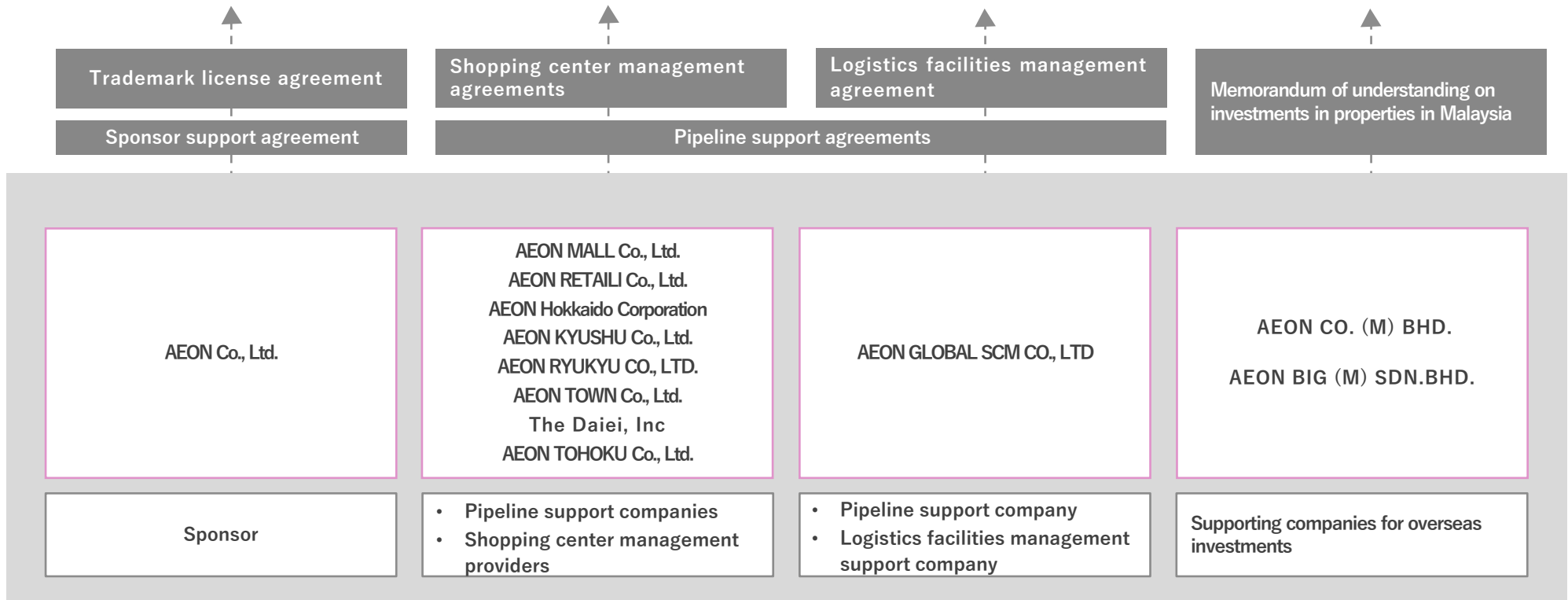
Supported by 12 companies from AEON Group and fully utilizing the Group synergy.

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.



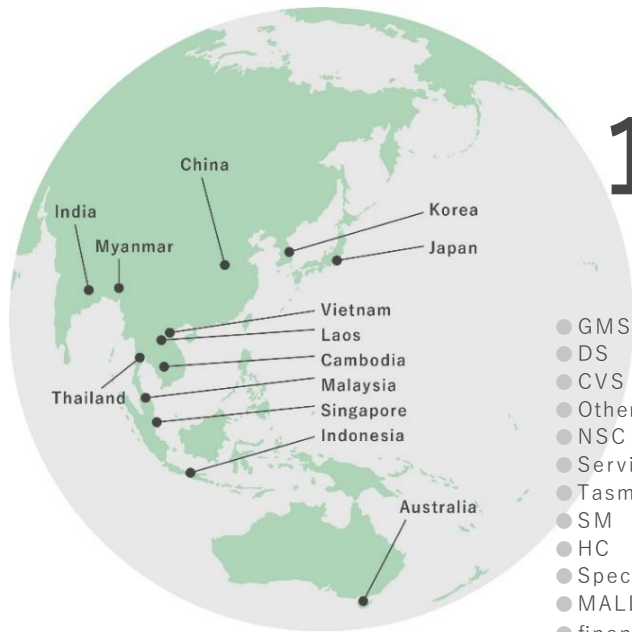
AEON REIT Investment Corporation / AEON Reit Management Co., Ltd



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

Numerical data

(Note1)



Total
19,288
stores / locations

- GMS 613 stores
- DS 599 stores
- CVS 5,300 stores
- Other 1,278 stores
- NSC 147 locations
- Services 1,938 locations
- Tasmanian farm 1 locations
- SM 2,288 stores
- HC 118 stores
- Specialty stores 3,519 stores
- MALL-type SC 252 locations
- financials services 636 locations
- Drug stores 2,599 stores

Consolidated operating revenue

¥8,603bn

Group employees

570,000

AEON Finance Service
Number of consolidated card members

46.13 million

Businesses fields



Market positioning (Note 3)

Ranking	Company name	Head office	Amount of sales (mm USD)
1	Walmart Stores	United States	559,151
2	Amazon.com	United States	386,064
3	CVS health	United States	268,654
4	Costco	United States	195,929
5	Walgreens Boots Alliance	United States	132,509
14	AEON	Japan	81,198
15	TESCO	United Kingdom	74,834

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

- Wakayama City, Wakayama
- 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 MALL Sagayamato
- AEON Daito Shopping Center
- AEON Yatsushiro Shopping Center
- AEON MALL Sankoh
- AEON MALL Miyazaki
- AEON MALL Okinawa Rycorn

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

AEON MALL Hakusan



AEON MALL Shinrifu South Wing



AEON MALL Nagoya Noritake Garden



Tokai and Hokuriku

- AEON MALL Takaoka
- AEON MALL Tonami
- AEON MALL Shin-Komatsu
- AEON MALL Hakusan
- AEON MALL Kakamigahara
- (tentative name) AEON MALL Toki
- AEON MALL Hamamatsuichino
- (tentative name) 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
- AEON MALL Akita
- AEON MALL Tendo
- AEON MALL Iwakionahama
- (tentative name) AEON MALL Kita Fukushima

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

Kanto and Koushinetsu

- AEON MALL Tsukuba
- AEON MALL Sanoshintoshi
- AEON MALL Takasaki
- 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
- Hachioji North Interchange
- AEON MALL Hinode
- AEON Hadano Shopping Center
- AEON MALL Zama
- (tentative name) AEON MALL Hiratsuka
- (tentative name) AEON MALL Yokohama Nishiguchi
- AEON MALL Niigataminami
- AEON MALL Sakudaira
- AEON MALL Matsumoto
- AEON MALL Suzaka

- Tsukuba City, Ibaraki
- Sano City, Tochigi
- Takasaki City, Gunma
- 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
- Hadano City, Kanagawa
- Zama City, Kanagawa
- Hiratsuka City, Kanagawa
- Yokohama City, Kanagawa
- Niigata City, Niigata
- Saku City, Nagano
- Matsumoto City, Nagano
- Suzaka City, Nagano

Notes III

P.45 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 287 consolidated subsidiaries and 27 equity-method associates (as of Feb. 28, 2021).

P.46 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.51 Steady growth of stabilized DPU

(Note) Stabilized DPU is the estimated amount of distribution per unit, which is calculated by adjusting the following temporary fluctuations in expenses caused by 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) imposed on the actual amount of distribution per unit (excluding distributions in excess of earnings). The “stabilized DPU” for the 18th FP (fiscal period ending Jan. 31, 2022) is calculated after adding the dividend reserve of ¥116 mm, which was utilized to compensate for the loss from the disaster caused by the earthquakes and amortization of leasehold rights of fixed-term leasehold properties, etc.. Dividend reserve is also to be used for the amortization of leasehold rights of fixed-term leasehold properties, etc. from the 19th FP (ending Jul. 31, 2022). Stabilized DPU is calculated based on the assumption that the dividend reserve will be reversed by ¥67 mm for both the 19th FP (fiscal period ending Jan. 31, 2022) and the 20th FP (fiscal period ending Jul. 31, 2022). The future Stabilized DPU are forecast figure anticipated by AEON REIT Investment Corporation as of the publication date of this document and not audited. AEON REIT Investment Corporation does not guarantee or promise its achievement.

P.52 Overview of overseas properties

(Note 1) Annual Report 2021

(Note 2) Source: World Bank

(Note 3) Source : IMF - World Economic Outlook Databases. The above changes are based on 2000 as 100

P.56 About AEON Group (2/3) ~Overview of the AEON Group~

(Note 1) Created by the Asset Management Company based on information on "AEON 2021" uploaded on websites of AEON Co., Ltd

(Note 2) Based on the securities report dated May. 27, 2021 of AEON Co., Ltd.

(Note 3) Created by the Asset Management Company based on the sales data of each company in 2020.

18th FP(Jan. 2022) Financial Results Presentation Material

Appendix 2

Numeric data

Balance Sheet of 18th FP (Jan. 2022)

	17th FP (as of Jul 31, 2021)		18th FP (as of Jan 31, 2021)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Assets				
I Current assets	27,085,429	7.0%	26,245,471	6.1%
Cash and deposits	18,185,810	4.7%	13,989,226	3.2%
Cash and deposits in trust	8,482,986	2.2%	9,492,028	2.2%
Prepaid expenses	381,772	0.1%	654,433	0.2%
Income taxes receivable	18	0.0%	18	0.0%
Consumption taxes receivable	–	–	2,071,557	0.5%
Other	34,841	0.0%	38,207	0.0%
II Non-current assets	358,569,857	92.9%	406,107,828	93.9%
Property and equipment	297,432,288	77.1%	325,779,474	75.3%
Land	108,463	0.0%	108,463	0.0%
Buildings in trust, net	160,673,740	41.6%	183,762,888	42.5%
Structures in trust, net	365,633	0.1%	805,612	0.2%
Tools, furniture and fixtures in trust, net	18,176	0.0%	15,652	0.0%
Land in trust	136,266,032	35.3%	141,086,856	32.6%
Construction in progress in trust	136,266,032	35.3%	32.6%	32.6%
Intangible assets	242	0.0%	0	–
Leasehold rights in trust	54,532,516	14.1%	73,612,539	17.0%
Investments and other assets	54,532,516	14.1%	73,612,539	17.0%
Shares of subsidiaries and associates	6,605,052	1.7%	6,715,815	1.6%
Long-term prepaid expenses	6,078,453	1.6%	6,078,453	1.4%
Leases and guarantee deposits	516,138	0.1%	626,900	0.1%
	327,282	0.1%	349,377	0.1%
III				
Investment unit issuance expenses	13,672	0.0%	55,228	0.0%
Investment corporation bond issuance costs	313,609	0.1%	294,148	0.1%
Total assets	385,982,569	100.0%	432,702,678	100.0%

	17th FP (as of Jul 31, 2021)		18th FP (as of Jan 31, 2021)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Liabilities				
I Current liabilities	20,874,742	5.4%	42,430,055	9.8%
Operating accounts payable	333,281	0.1%	1,417,271	0.3%
Short-term debt	–	–	–	–
Current portion of long-term loan payable	19,100,000	4.9%	40,100,000	9.3%
Account payable - other	394,355	0.1%	473,294	0.1%
Accrued expense	100,363	0.0%	104,429	0.0%
Income taxes payable	605	0.0%	605	0.0%
Accrued consumption taxes	652,815	0.2%	–	–
Provision for loss on disaster	4,326	0.0%	49,456	0.0%
Other	288,996	0.1%	284,998	0.1%
II Non-current liabilities	154,194,700	39.9%	153,777,252	35.5%
Investment corporation bond	51,000,000	13.2%	51,000,000	11.8%
Long-term loans payable	89,700,000	23.2%	88,000,000	20.3%
Tenants leasehold and security deposits	2,628	0.0%	2,628	0.0%
Tenants leasehold and security deposits in trust	13,492,071	3.5%	14,320,296	3.3%
Asset retirement obligation	–	–	454,327	0.1%
Total liabilities	175,069,443	45.4%	196,207,307	45.3%
Net assets				
I Unitholders' equity	210,913,126	54.6%	236,495,370	54.7%
Unitholders' capital, net	204,568,196	53.0%	229,484,384	53.0%
Unitholders' capital	208,093,893	53.9%	233,010,081	53.8%
Other deduction from unitholders' capital	△ 3,525,697	△0.9%	△ 3,525,697	△0.8%
Surplus	6,344,930	1.6%	7,010,985	1.6%
Distribution reserve	474,397	0.1%	350,316	0.1%
Unappropriated retained earnings	5,870,533	1.5%	6,660,669	1.5%
Total net assets	210,913,126	54.6%	236,495,370	54.7%
Total liabilities and net assets	385,982,569	100.0%	432,702,678	100.0%

Statements of income of 18th FP (Jan. 2022)

(Statements of Income)

	17th FP (From Feb 1, 2021 to Jul 31, 2021)		18th FP (From Aug 1, 2021 to Jan 31, 2022)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Operating revenue	17,696,599	100.0%	19,928,901	100.0%
Rent revenue - real estate	17,578,907	99.3%	19,789,824	99.3%
Dividends received	114,950	0.6%	139,076	0.7%
Gain on sale of real estate	2,741	0.0%	-	-
Operating expenses	10,946,806	61.9%	12,237,248	61.4%
Expenses related to rent business	9,957,511	56.3%	11,163,686	56.0%
(Depreciation)	(4,695,625)	(26.5%)	(5,213,564)	(26.2%)
Asset management fee	803,787	4.5%	860,291	4.3%
Asset custody fee	19,907	0.1%	22,152	0.1%
Administrative service fees	57,753	0.3%	65,335	0.3%
Director's compensation	3,600	0.0%	4,500	0.0%
Taxes and dues	5,299	0.0%	7,118	0.0%
Other operating expenses	98,945	0.6%	114,164	0.6%
I Operating income	6,749,792	38.1%	7,691,652	38.6%
Non-operating income	40,185	0.2%	1,579	0.0%
Interest income	122	0.0%	121	0.0%
Refund of unpaid distributions	885	0.0%	973	0.0%
Other	39,177	0.2%	-	-
Non-operating expenses	801,549	4.5%	925,302	4.6%
Interest expenses	393,751	2.2%	447,298	2.2%
Interest expenses on investment corporation bonds	215,617	1.2%	217,522	1.1%
Amortization of investment unit issuance expenses	6,310	0.0%	15,883	0.1%
Amortization of investment corporation bond issuance expenses	19,461	0.1%	19,461	0.1%
Investment corporation bonds issuance costs	-	-	-	-
Borrowing related expenses	138,436	0.8%	136,085	0.7%
Other	27,740	0.2%	86,108	0.4%
II Ordinary income	5,988,428	33.8%	6,767,929	34.0%
III Extraordinary income	385,495	2.2%	-	-
Insurance income	-	-	-	-
III Extraordinary loss	503,972	2.8%	106,654	0.5%
Loss on disaster	502,835	2.8%	57,198	0.3%
Provision for loss on disaster	1,137	0.0%	49,456	0.2%
IV Income (loss) before taxes	5,869,952	33.2%	6,661,274	33.4%
Income taxes - current	605	0.0%	605	0.0%
V Net income (loss)	5,869,347	33.2%	6,660,669	33.4%
Retained earnings brought forward	1,186	0.0%	-	-
VI Unappropriated retained earnings (undisposed loss)	5,870,533	33.2%	6,660,669	33.4%

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

	17th FP (From Feb 1, 2021 to Jul 31, 2021)		18th FP (From Aug 1, 2021 to Jan 31, 2022)	
	Amount (thousands of yen)	Percentage	Amount (thousands of yen)	Percentage
Rent revenue - real estate	17,578,907	100.0%	19,789,824	100.0%
Rent revenue	17,513,099	99.6%	19,727,043	99.7%
Other rent revenue - real estate	65,807	0.4%	62,781	0.3%
Expenses related to real estate leasing business	9,957,511	56.6%	11,163,686	56.4%
Property and facility management fees	45,664	0.3%	49,326	0.2%
Repairs and maintenance expenses	694,106	3.9%	982,724	5.0%
Insurance expenses	179,598	1.0%	215,505	1.1%
Trust fees	23,013	0.1%	24,193	0.1%
Land rent paid	2,240,910	12.7%	2,591,994	13.1%
Taxes and dues	2,025,214	11.5%	2,024,931	10.2%
Depreciation	4,695,625	26.7%	5,213,564	26.3%
Water charges	44,544	0.3%	45,953	0.2%
Other expenses related to rent business:	8,834	0.1%	15,492	0.1%
NOI	12,317,021	-	13,839,703	-
Rent revenue - real estate (+)	17,578,907	-	19,789,824	-
Expenses related to real estate leasing business (▲)	▲ 9,957,511	-	▲ 11,163,686	-
Depreciation (+)	4,695,625	-	5,213,564	-

Portfolio list (1/2)

Property number	Property name	Location	Acquisition date	Age of building	Total leasable area (square meters)	acquisition price (mmcredits)	PML (%) (Note 1)
SRSC-1	AEON LakeTown mori (40% stake) (Note 3)	Koshigaya City, Saitama	November 2013	13.4 years	205,711.70	21,190	2.0
SRSC-2	AEON LakeTown kaze (40% stake) (Note 3)	Koshigaya City, Saitama	November 2013	13.4 years	127,183.81	6,730	1.7
RSC-1	AEON MALL Morioka	Morioka City, Iwate	November 2013	18.5 years	98,968.59	5,340	11.1
RSC-2	AEON MALL Ishinomaki	Ishinomaki City, Miyagi	November 2013	14.9 years	60,682.20	6,680	3.9
RSC-3	AEON MALL Mitouchihara (Note 2)	Mito City, Ibaraki	November 2013	16.2 years	159,997.49	16,565	0.7
RSC-4	AEON MALL Ota	Ota City, Gunma	November 2013	18.2 years	93,165.27	6,860	4.8
RSC-5	AEON Sagamihara Shopping Center	Sagamihara City, Kanagawa	November 2013	28.5 years	75,056.62	10,220	13.4
RSC-6	AEON MALL Ogaki	Ogaki City, Gifu	November 2013	14.9 years	64,246.26	4,950	9.2
RSC-7	AEON MALL Suzuka	Suzuka City, Mie	November 2013	25.2 years	125,253.74	9,660	7.5
RSC-8	AEON MALL Meiwa	Taki County, Mie	November 2013	20.5 years	44,193.80	3,290	4.6
RSC-9	AEON MALL Kasai-Hojo	Kasai City, Hyogo	November 2013	13.3 years	48,229.25	7,230	10.7
RSC-10	AEON MALL Hiezu	Saihaku County, Tottori	November 2013	22.9 years	102,045.24	7,780	8.0
RSC-11	AEON MALL Kurashiki	Kurashiki City, Okayama	November 2013	22.4 years	157,274.78	17,890	0.5
RSC-12	AEON MALL Ayagawa	Ayaka County, Kagawa	November 2013	13.6 years	113,149.07	8,740	0.6
RSC-13	AEON MALL Nogata (Note 5)	Nogata City, Fukuoka	November 2013	16.8 years	151,969.51	12,546	0.1
RSC-15	AEON MALL KYOTO	Kyoto City, Kyoto	February 2015	12.1 years	136,468.45	21,470	13.5
RSC-16	AEON MALL Sapporo-Hiraoka	Sapporo City, Hokkaido	February 2015	21.2 years	78,360.81	5,900	3.5
RSC-17	AEON MALL Kushiro-Showa	Kushiro City, Hokkaido	February 2015	21.4 years	51,763.05	1,780	7.0
RSC-18	AEON MALL Shinrifu North Wing	Miyagi County, Miyagi	February 2015	21.8 years	66,478.91	2,560	6.9
RSC-19	AEON MALL Yamagata-Minami	Yamagata City, Yamagata	February 2015	21.2 years	53,502.94	1,350	6.2
RSC-20	AEON MALL Yokkaichi-Kita	Yokkaichi City, Mie	February 2015	21.0 years	41,447.33	2,210	6.0
RSC-21	AEON MALL Yamatokoriyama	Yamatokoriyama City, Nara	February 2016	12.0 years	105,230.88	14,452	12.0
RSC-22	AEON MALL Chiba-Newtown (Mall Building, Cinema and Sports Building)	Inzai City, Chiba	March 2016	15.8 years	107,425.97	12,190	2.7
RSC-23	AEON MALL Kofu Showa (Note 4)	Nakakoma County, Yamanashi	February 2016	10.9 years/4.2 years	99,772.38	15,489	2.5/3.1
RSC-24	AEON MALL Tomakomai	Tomakomai City, Hokkaido	September 2016	16.8 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 (mmcredits)	PML (%) (Note 1)
RSC-25	AEON MALL Oyama	Oyama City, Tochigi	August 2016	24.8 years	47,872.33	6,280	4.5
RSC-26	AEON MALL Itamikoya	Itami City, Hyogo	February 2017	11.0 years	122,944.71	16,860	1.8
RSC-27	AEON MALL Kagoshima	Kagoshima City, Kagoshima	February 2017	14.4 years	132,341.35	13,400	6.1
RSC-28	AEON MALL Tsuchiura	Tsuchiura City, Ibaraki	February 2017	12.7 years	86,848.51	12,030	1.0
RSC-29	AEON MALL Kahoku	Kahoku City, Ishikawa	February 2017	13.3 years	70,948.14	9,940	11.4
RSC-30	AEON MALL Shimotsuma	Shimotsuma City, Ibaraki	September 2017	24.2 years	58,402.66	9,552	2.7
RSC-31	AEON MALL Kyoto Gojo	Kyoto City, Kyoto	July 2018	18.0 years	87,311.56	13,333	11.6
RSC-32	AEON MALL Fukutsu	Fukutsu City, Fukuoka	September 2019	9.8 years	100,020.87	18,040	1.5
RSC-33	AEON MALL Tamadaira woods	Hino City, Tokyo	February 2020	7.2 years	66,575.54	9,667	7.0
RSC-34	AEON MALL Takasaki	Takasaki City, Gunma	August 2021	15.3 years	126,403.58	17,164	4.0
RSC-35	AEON MALL Narita	Narita City, Chiba	August 2021	21.9 years	122,785.62	14,001	5.0
RSC-36	AEON MALL Shinkomatsu	Komatsu City, Ishikawa	August 2021	4.9 years	79,509.27	15,350	6.7
RSC-37	AEON MALL Sagayamato	Saga City, Saga	August 2021	21.4 years	68,942.36	3,720	8.6
CSC-1	AEON Chigasaki-Chuo Shopping Center	Chigasaki City, Kanagawa	May 2016	21.3 years	63,158.24	6,410	14.8
CSC-2	AEON STYLE Kemigawahama	Chiba City, Chiba	November 2017	30.2 years	29,947.62	3,748	2.6
CSC-3	AEON Kireuriwari Shopping Center	Osaka City, Osaka	September 2017	16.2 years	27,603.46	4,394	9.3
CSC-4	AEON Ueda Shopping Center	Ueda City, Nagano	October 2020	17.6 years	61,349.07	5,350	9.0
L-1	Daiei-Kawasaki Process Center	Kawasaki City, Kanagawa	February 2016	24.8 years	59,265.77	14,280	3.7
L-2	AEON Minami-Osaka RDC	Sakai City, Osaka	February 2017	26.8 years	50,197.06	9,870	12.5
L-3	Daiei-Ibaraki Process Center	Ibaraki City, Osaka	October 2017	44.7 years	50,783.58	6,810	12.6
M-1	AEON Taman Universiti Shopping Centre	Malaysia Johor	June 2014	19.7 years	22,870.00	658 (RM20 million)	0.8
M-2	AEON MALL SEREMBAN 2	Malaysia Negeri Sembilan Province	September 2016	17.1 years	81,135.00	5,252 (RM215 million)	4.0
Total (47 properties as of January 31, 2022)				16.8 years	4,056,102.68	447,023	1.2

Appraisal value (1/2)

Property number	Property name	Acquisition price (Millions of yen) (Note 1)	FP Terminal 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(%)		
					17th FP (Jul. 31, 2021)	18th FP (Jan. 31, 2022)	Difference	17th FP (Jul. 31, 2021)	18th FP (Jan. 31, 2022)	Difference
SRSC-1	AEON LakeTown mori (Note 3)	21,190	17,945	5,754	23,700	23,700	-	4.7	4.7	-
SRSC-2	AEON LakeTown kaze (Note 3)	6,730	5,507	2,292	7,810	7,800	▲ 10	5.1	5.1	-
RSC-1	AEON MALL Morioka	5,340	5,044	1,905	6,950	6,950	-	6.5	6.5	-
RSC-2	AEON MALL Ishinomaki	6,680	5,618	1,491	7,110	7,110	-	6.1	6.1	-
RSC-3	AEON MALL Mitouchihara	16,460	13,042	4,557	17,600	17,600	-	5.9	5.9	-
	AEON MALL Mitouchihara(land)	105	108	6	115	115	-	-	-	-
RSC-4	AEON MALL Ota	6,860	6,007	2,202	8,210	8,210	-	6.3	6.3	-
RSC-5	AEON Sagamihara Shopping Center	10,220	9,431	1,868	11,300	11,300	-	5.1	5.1	-
RSC-6	AEON MALL Ogaki	4,950	3,299	1,580	4,900	4,880	▲ 20	7.1	7.1	-
RSC-7	AEON MALL Suzuka	9,660	9,082	1,417	10,400	10,500	100	6.1	6.1	-
RSC-8	AEON MALL Meiwa	3,290	3,167	762	3,930	3,930	-	6.4	6.4	-
RSC-9	AEON MALL Kasai-Hojo	7,230	5,669	2,050	7,720	7,720	-	6.7	6.7	-
RSC-10	AEON MALL Hiezu	7,780	6,239	2,190	8,430	8,430	-	6.7	6.7	-
RSC-11	AEON MALL Kurashiki	17,890	15,957	3,842	19,800	19,800	-	6.0	6.0	-
RSC-12	AEON MALL Ayagawa	8,740	5,911	2,938	8,850	8,850	-	6.4	6.4	-
RSC-13	AEON MALL Nogata	12,546	10,150	4,049	14,200	14,200	-	6.1	6.1	-
RSC-15	AEON MALL KYOTO	21,470	19,200	3,899	23,100	23,100	-	4.7	4.7	-
RSC-16	AEON MALL Sapporo-Hiraoka	5,900	5,081	1,088	6,180	6,170	▲ 10	6.1	6.1	-
RSC-17	AEON MALL Kushiro-Showa	1,780	1,768	121	1,890	1,890	-	6.7	6.7	-
RSC-18	AEON MALL Shinrifu North Wing	2,560	2,681	▲ 401	2,280	2,280	-	6.3	6.3	-
RSC-19	AEON MALL Yamagata-Minami	1,350	1,211	268	1,490	1,480	▲ 10	6.5	6.5	-
RSC-20	AEON MALL Yokkaichi-Kita	2,210	2,172	267	2,440	2,440	-	6.1	6.1	-
RSC-21	AEON MALL Yamatokoriyama	14,452	12,554	2,045	15,100	14,600	▲ 500	5.6	5.6	-
RSC-22	AEON MALL Chiba-Newtown (Mall Building, Cinema and Sports Building)	12,190	11,208	1,391	12,600	12,600	-	4.8	4.8	-
RSC-23	AEON MALL Kofu Showa (Note 4)	15,489	14,202	2,997	17,200	17,200	-	5.6	5.6	-
RSC-24	AEON MALL Tomakomai	7,840	7,018	1,141	8,350	8,160	▲ 190	5.8	5.8	-

Appraisal value (2/2)

Property number	Property name	Acquisition price (Millions of yen) (Note 1)	FP Terminal 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 (%)		
					17th FP (Jul. 31, 2021)	18th FP (Jan. 31, 2022)	Difference	17th FP (Jul. 31, 2021)	18th FP (Jan. 31, 2022)	Difference
RSC-25	AEON MALL Oyama	6,280	5,538	1,011	6,550	6,550	-	6.6	6.6	-
RSC-26	AEON MALL Itamikoya	16,860	15,235	2,364	17,600	17,600	-	5.6	5.6	-
RSC-27	AEON MALL Kagoshima	13,400	12,175	2,024	14,200	14,200	-	5.9	5.9	-
RSC-28	AEON MALL Tsuchiura	12,030	10,608	1,991	12,600	12,600	-	6.2	6.2	-
RSC-29	AEON MALL Kahoku	9,940	8,299	2,500	10,800	10,800	-	6.8	6.8	-
RSC-30	AEON MALL Shimotsuma	9,552	8,635	1,344	9,980	9,980	-	6.3	6.3	-
RSC-31	AEON MALL Kyoto Gojo	13,333	12,896	1,003	13,900	13,900	-	4.8	4.8	-
RSC-32	AEON MALL Fukutsu	18,040	17,453	846	18,300	18,300	-	5.4	5.4	-
RSC-33	AEON Mall Tamadaira Woods	9,667	9,450	749	10,200	10,200	-	4.9	4.9	-
RSC-34	AEON MALL Takasaki	17,164	17,112	387	-	17,500	-	-	5.3	-
RSC-35	AEON MALL Narita	14,001	14,038	161	-	14,200	-	-	4.7	-
RSC-36	AEON MALL Shinkomatsu	15,350	15,547	152	-	15,700	-	-	6.4	-
RSC-37	AEON MALL Sagayamato	3,720	3,746	83	-	3,830	-	-	6.2	-
CSC-1	AEON Chigasaki-Chuo Shopping Center	6,410	6,343	276	6,620	6,620	-	5.0	5.0	-
CSC-2	AEON STYLE Kemigawahama	3,748	3,319	600	3,920	3,920	-	6.1	6.1	-
CSC-3	AEON Kireuriwari Shopping Center	4,394	4,184	575	4,760	4,760	-	5.1	5.1	-
CSC-4	AEON Ueda Shopping Center	5,350	5,463	376	5,580	5,840	260	6.5	6.5	-
L-1	Daiei-Kawasaki Process Center	14,280	13,374	2,725	15,700	16,100	400	4.7	4.6	▲ 0.1
L-2	AEON Minami-Osaka RDC	9,870	9,311	1,988	11,000	11,300	300	4.6	4.5	▲ 0.1
L-3	Daiei-Ibaraki Process Center	6,810	6,769	1,190	7,800	7,960	160	4.7	4.6	▲ 0.1
M-1	AEON Taman Universiti shopping centre (AEON Taman Universiti Shopping Centre) (Note 5, 6)	658 (RM20 million)	608 (RM18million)	▲26 (RM2million)	545 (RM21.1million)	576 (RM20.9million)	-	-	-	-
M-2	AEONMall Seremban 2 (AEON MALL Seremban 2) (Note 6)	5,252 (RM215 million)	-	-	6,131 (RM237million)	6,536 (RM237million)	-	-	-	-
Total (As of the end of the January 2022)		447,023	-	74,059	427,842	479,987	-	-	-	-

Major revitalization investments with rent increase (Results and Planned)

Result / Planned	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 MALL Nogata	Mar. 2014	Exterior wall repair work	109 mm	8 mm	7.4%
Result	AEON MALL Mitouchihara	Apr. 2014	Sewage treatment facility expansion	74 mm	5 mm	7.7%
Result	AEON MALL Hiezu	Apr. 2015	Large-scale renewal	105 mm	8 mm	7.7%
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 Nogata (note3)	Mar. 2017	LED construction	79 mm	7 mm	10.0%
Result	AEON MALL Hiezu	Jul. 2017	Smoke-proof hanging wall	55 mm	1 mm	3.0%
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 (note4)	Aug. 2017	Exterior wall painting	226 mm	5 mm	2.2%
Result	AEON MALL Morioka	Oct. 2017	Wastewater abatement facility	99 mm	7 mm	7.6%
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 MALL Nogata (note3)	Feb. 2018	LED construction	69 mm	6 mm	10.0%
Result	AEON Kireuriwari Shopping Center	Mar. 2018	Exterior wall painting	129 mm	6 mm	5.1%
Result	AEON MALL Hiezu	Jul. 2018	Doorway new construction	58 mm	5 mm	8.6%
Result	AEON MALL Nogata (note3)	Aug. 2018	LED construction	71 mm	7 mm	10.0%
Result	AEON MALL Kurashiki	Aug. 2018	New food sales area	82 mm	6 mm	7.5%
Result	AEON MALL Kofu Showa	Sep. 2018	Construction of existing building due to extension	781 mm	50 mm	6.5%
Result	AEON MALL Kagoshima	Dec. 2018	Smoke-proof hanging wall	72 mm	2 mm	3.0%
Result	AEON MALL Suzuka	Mar. 2019	Public sewer connection work	88 mm	6 mm	7.3%
Result	AEON MALL Meiwa	Nov. 2019	Large-scale renewal	162 mm	13 mm	8.3%
Result	AEON MALL Nogata	Dec. 2020	Smoke-proof hanging wall	98 mm	2 mm	3.0%
Result	AEON MALL Suzuka	Aug. 2021	Renewal of food sales zone	63 mm	5 mm	8.1%
Result	AEON Ueda SC	Dec. 2021	Exterior wall painting	271 mm	17 mm	6.5%
Planned	AEON MALL Kahoku	Apr. 2022	Floor reupholstering	24mm	1mm	7.6%
Planned	AEON MALL Shimotsuma	Aug. 2022	Toilet renovation	18mm	1mm	6.5%
Planned	AEON MALL Shimotsuma	Dec. 2022	Exterior wall painting	360mm	23mm	6.5%

Revitalization investment cases

AEON Ueda SC - Exterior wall painting (December 2021)

Exterior wall painting for improving property value



AEON MALL Meiwa - Revitalization work (November 2019)

Food court renewal for improving user's convenience



AEON MALL Kofu Showa - Expansion of floor space (extended November 2017, acquired September 2018)

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



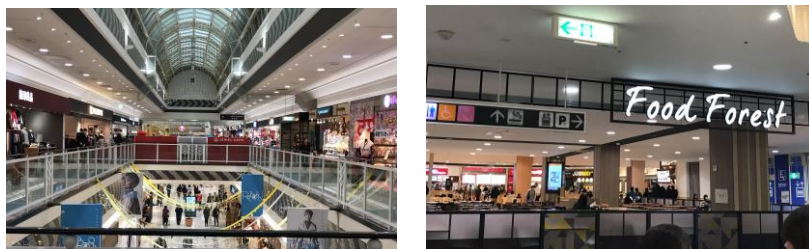
AEON Kireuriwari SC - Exterior wall painting (March 2018)

Exterior wall painting for improving property value



AEON MALL Suzuka - Revitalization work (November 2017)

Revitalization for renewal opening for about **80 sections**



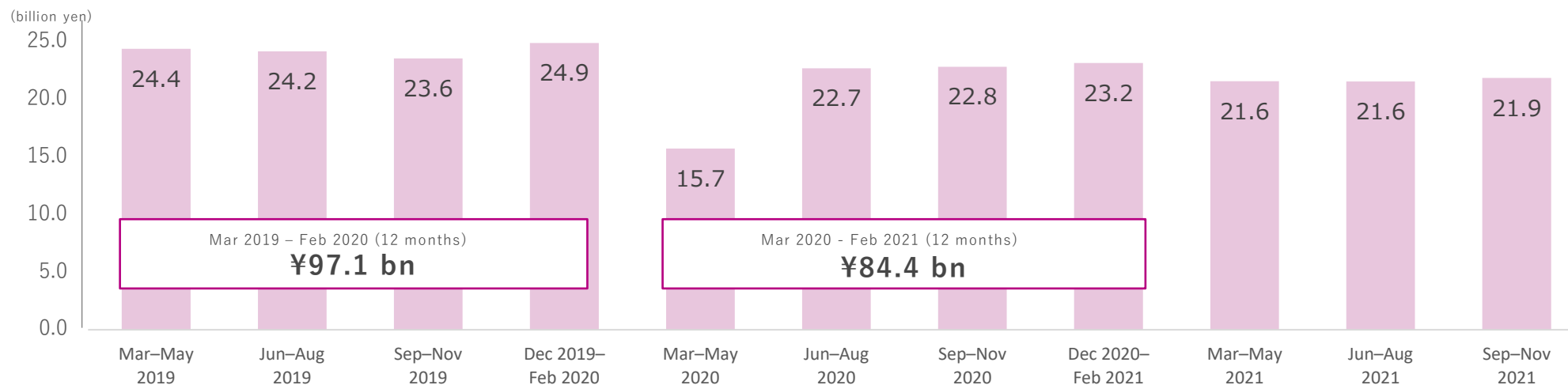
AEON MALL Kurashiki - Revitalization work (November 2017)

Revitalization for reopening in Nov. 2017

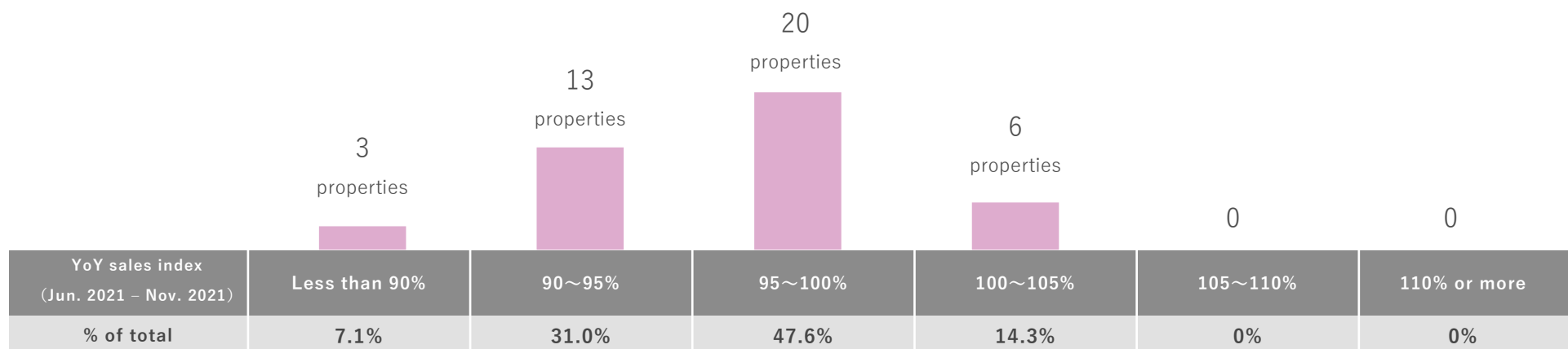


Performance trends of stores in the portfolio (1/2)

Master lease company operating revenue (Note 1,2)

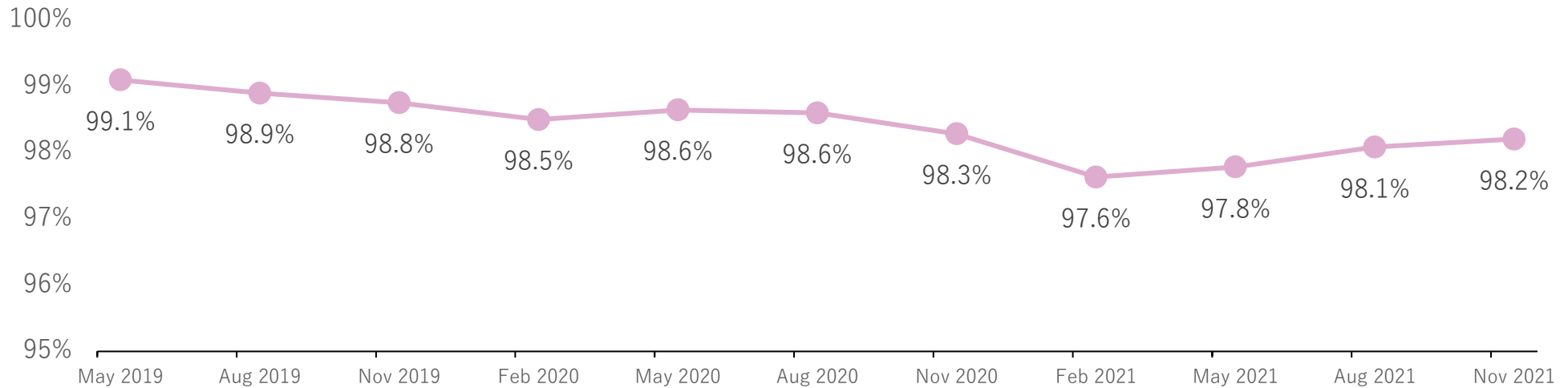


Sales trends of individual properties (Note 3,4,5)

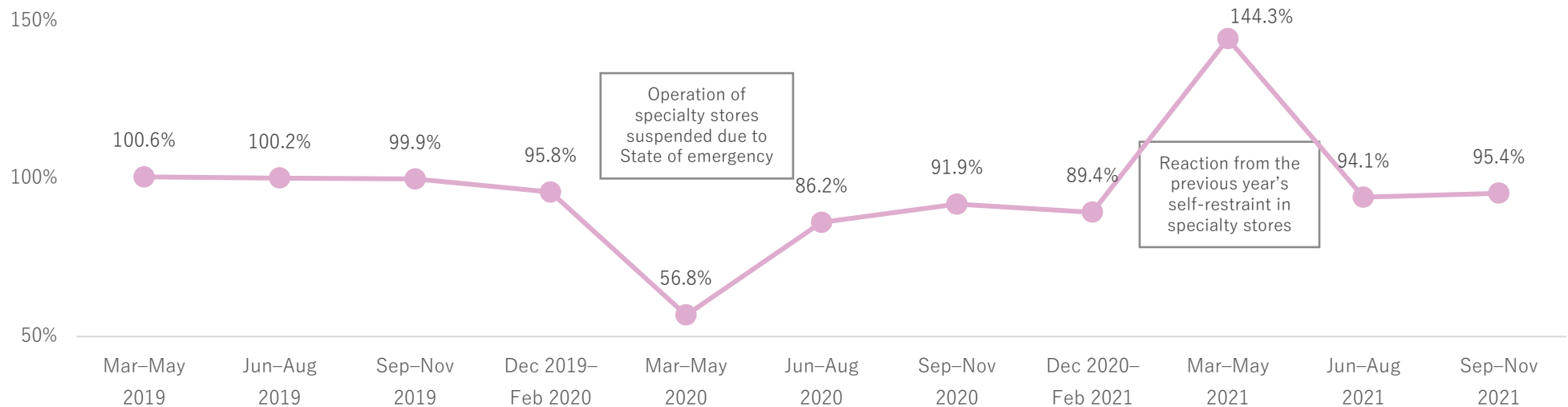


Performance trends of stores in the portfolio (2/2)

Performance trends of stores in the portfolio (Note 1,2)

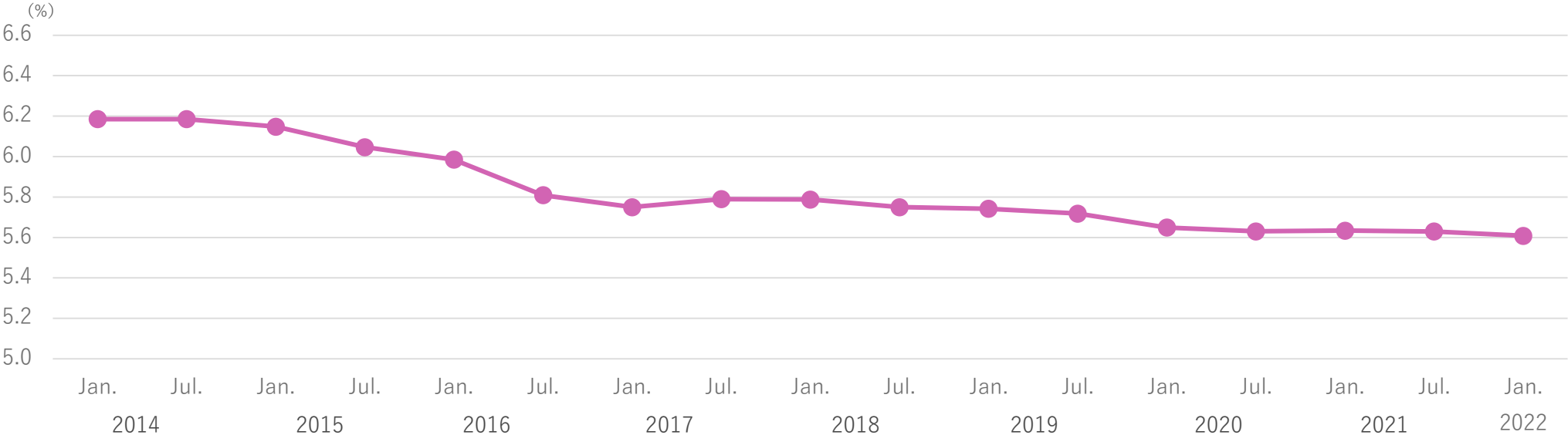


End tenant sales status (every 3 months sales compared to the same period of the previous year) (Note 3,4)

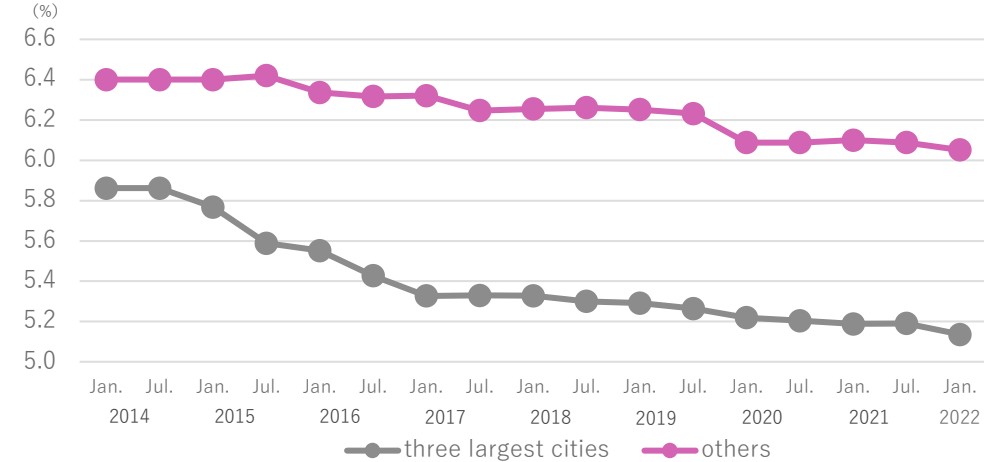


Average cap rate

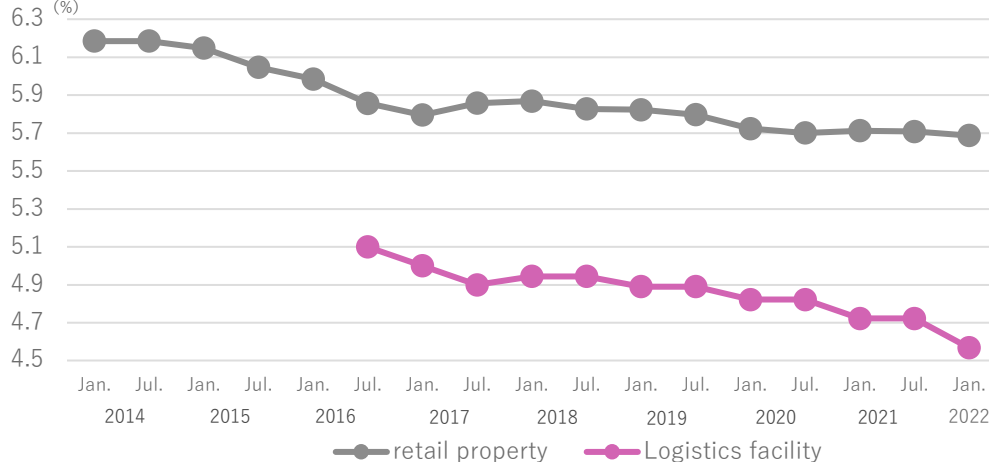
Entire portfolio (Note 1)



By area (Note 1,2)



By facility type (Note 1)



Financial management

	13th FP (Ended July 31, 2019)	14th FP (Ended January 31, 2020)	15th FP (Ended July 31, 2020)	16th FP (Ended January 31, 2021)	17h FP (Ended July 31, 2021)
Short-term loans payable	—	—	¥9,800 mm	—	—
Long-term loans payable	¥129,000 mm	¥129,000 mm	¥117,000 mm	¥108,800 mm	¥108,800 mm
Investment Corporation bonds	¥21,000 mm	¥21,000 mm	¥33,000 mm	¥51,000 mm	¥51,000 mm
Tenant leasehold and security deposits	¥12,581 mm	¥12,581 mm	¥13,494 mm	¥13,494 mm	¥13,494 mm
Total debt	¥164,354 mm	¥164,354 mm	¥174,781 mm	¥175,521 mm	¥175,069 mm

LTV (including leasehold deposits)	44.9%	43.5%	44.9%	44.8%	44.9%
LTV (excluding leasehold deposits)	41.4%	39.9%	41.4%	41.3%	41.4%
Long-term debt ratio	100.0%	100.0%	93.9%	100.0%	100.0%
Fixed interest rate ratio	95.7%	100.0%	93.9%	100.0%	100.0%
Average remaining period	4.1 yrs	4.5 yrs	3.8 yrs	4.9 yrs	4.4 yrs
Average interest rate on borrowings	0.79%	0.82%	0.79%	0.77%	0.77%

18th FP (Ended January 31, 2022)
—
¥128,100 mm
¥51,000 mm
¥14,322 mm
¥196,207 mm
44.7%
41.4%
100.0%
89.2%
4.3 yrs
0.73%

Status of debts (1/2)

Borrowings

Division	Borrowing Amount	Borrowing Date	Maturity	Floating rate/ Fixed rate (Note 1,2)	Interest rate
Long-term	¥5.0bn	November 25, 2013	October 20, 2023	Effective fixed rate	1.76375%
Long-term	¥4.5bn	February 27, 2015	October 21, 2024	Effective fixed rate	1.40390%
Long-term	¥5.8bn	March 29, 2016	October 20, 2022	Effective fixed rate	0.54100%
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	¥4.8bn	October 20, 2016	October 20, 2022	Effective fixed rate	0.48750%
Long-term	¥1.2bn	October 20, 2016	October 20, 2022	Fixed Rate	0.55000%
Long-term	¥6.7bn	October 20, 2016	October 20, 2023	Effective fixed rate	0.61375%
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	¥5.2bn	March 28, 2017	October 20, 2022	Effective fixed rate	0.52800%
Long-term	¥0.2bn	March 28, 2017	October 20, 2022	Fixed Rate	0.63000%
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	¥3.4bn	December 27, 2017	October 20, 2023	Effective fixed rate	0.52270%
Long-term	¥0.3bn	December 27, 2017	October 20, 2023	Fixed Rate	0.60000%
Long-term	¥4.6bn	November 22, 2018	October 20, 2023	Effective fixed rate	0.59700%
Long-term	¥0.4bn	November 22, 2018	October 20, 2023	Fixed Rate	0.64000%
Long-term	¥4.0bn	November 22, 2018	October 20, 2025	Effective fixed rate	0.85100%
Long-term	¥3.3bn	November 21, 2019	October 20, 2022	Effective fixed rate	0.21500%
Long-term	¥0.3bn	November 21, 2019	October 20, 2022	Effective fixed rate	0.21500%
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	¥19.3bn	August 4, 2021	August 22, 2022	Floating	0.29545%
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%
Total	¥128.1bn				
Sum total	¥128.1bn				

List of lenders(as of Jan. 2022)

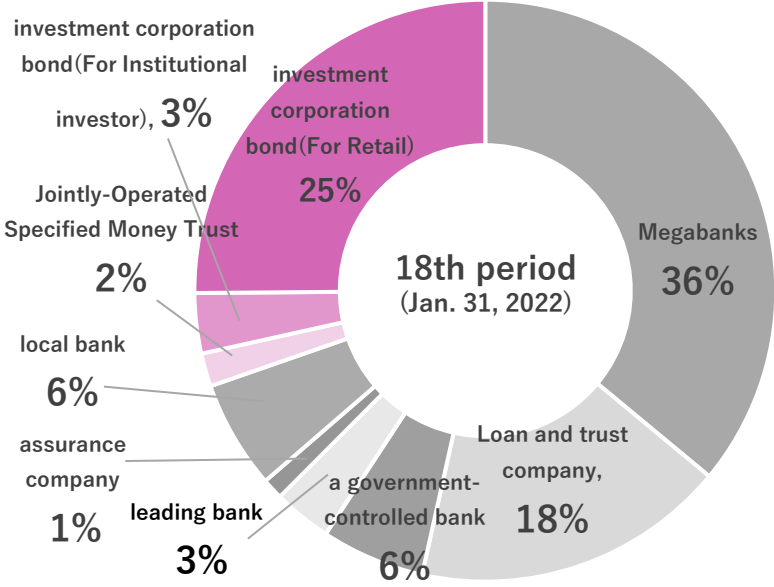
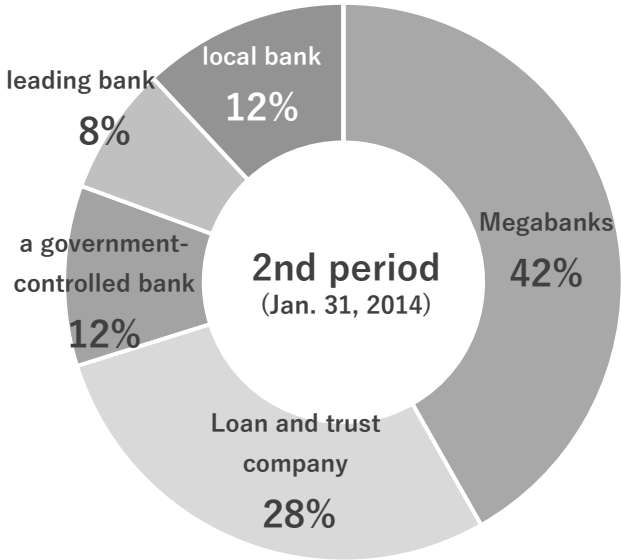
Numbers of Lenders 24 (compared to previous period+2)		
Mizuho Bank	¥26.9bn	21.0%
Sumitomo Mitsui Banking	¥23.1bn	18.0%
Sumitomo Mitsui Trust Bank	¥21.8bn	17.0%
Bank of Tokyo-Mitsubishi UFJ	¥14.5bn	11.3%
Norinchukin Bank	¥6.5bn	5.1%
Mizuho Trust & Banking	¥5.4bn	4.2%
Mitsubishi UFJ Trust and Banking (Note 3)	¥4.1bn	3.2%
Resona Bank	¥1.2bn	0.9%
AEON BANK	¥3.3bn	2.6%
Development Bank of Japan	¥3.8bn	3.0%
Hyakugo Bank	¥1.8bn	1.4%
San ju San Bank, Ltd. (Note 4)	¥1.4bn	1.1%
Mie Bank	¥3.9bn	3.0%
77 Bank	¥0.7bn	0.5%
Chiba Bank	¥0.3bn	0.2%
Nippon Life Insurance	¥0.8bn	0.6%
Meiji Yasuda Life Insurance	¥1.3bn	1.0%
Shinsei Bank	¥1.3bn	1.0%
The Juroku Bank	¥0.3bn	0.2%
Momiji Bank	¥0.3bn	0.2%
The Gunma Bank	¥0.5bn	0.4%
The Yamaguchi Bank	¥0.5bn	0.4%
Kansai Mirai Bank	¥0.6bn	0.5%
The Nishi-Nippon City Bank	¥0.5bn	0.4%
Sumitomo Mitsui Trust Bank (trust account)	¥3.3bn	2.6%
Total	¥128.1bn	100.0%

Status of debts (2/2)

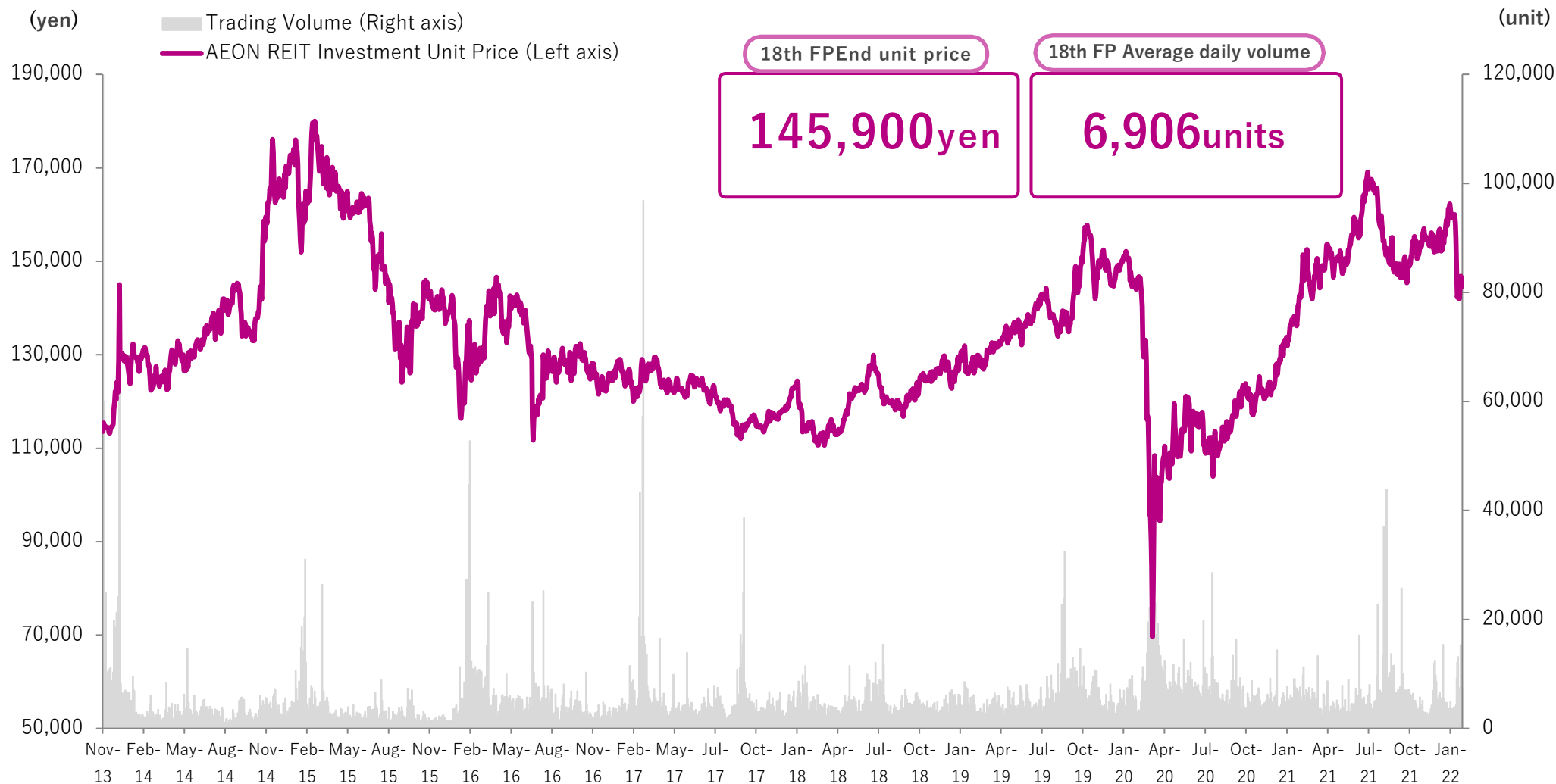
Investment corporation bonds

Serial Number	Amonunt Issued	Division	Interest rate	Date of Determining Conditions	Redemption date	Term	Description	Rating	External authentication	Lead manager
								JCR	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 interest-bearing debts



Unit price chart



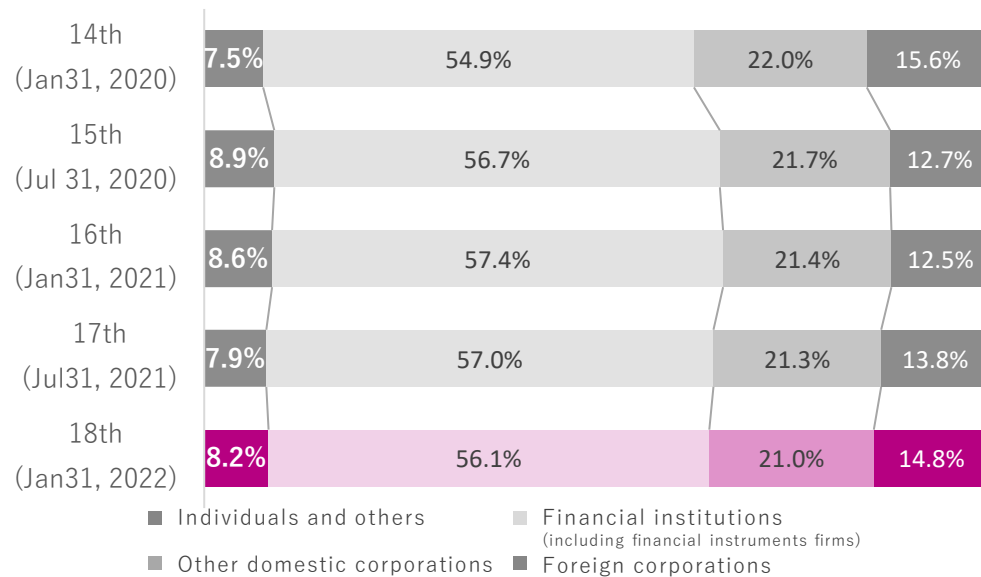
	2014/ Jan (2nd FP)	2014/ Jul (3rd FP)	2015/ Jan (4th FP)	2015/ Jul (5th FP)	2016/ Jan (6th FP)	2016/ Jul (7th FP)	2017/ Jan (8th FP)	2017/ Jul (9th FP)	2018/ Jan (10th FP)	2018/ Jul (11th FP)	2019/ Jan (12th FP)	2019/ Jul (13th FP)	2020/ Jan (14th FP)	2020/ Jul (15th FP)	2021/ Jan (16th FP)	2021/ Jul (17th FP)	2022/ Jan (18th FP)
DPU	686 yen	2,461 yen	2,473 yen	2,724 yen	2,790 yen	1,450 yen	3,019 yen	2,926 yen	3,029 yen	2,956 yen	3,066 yen	3,047 yen	3,074 yen	3,178 yen	3,184 yen	3,200yen	3,315yen
NAV per unit	110,456 yen	112,635 yen	115,939 yen	122,057 yen	126,169 yen	123,547 yen	127,912 yen	127,358 yen	128,301 yen	130,957 yen	133,465 yen	136,778 yen	140,517 yen	142,360 yen	144,604 yen	146,432yen	148,470yen
Net assets per unit	102,108 yen	103,883 yen	103,896 yen	109,536 yen	109,603 yen	107,959 yen	109,528 yen	111,457 yen	111,445 yen	111,372 yen	111,413 yen	111,437 yen	112,528 yen	112,632 yen	112,638 yen	112,588yen	115,675yen
Depreciation	1.1 billion yen	2.2 billion yen	2.2 billion yen	2.6 billion yen	2.6 billion yen	3.1 billion yen	3.3 billion yen	4.1 billion yen	4.3 billion yen	4.3 billion yen	4.4 billion yen	4.4 billion yen	4.5 billion yen	4.6 billion yen	4.6 billion yen	4.6 billion yen	5.2 billion yen

Composition of unitholders

Number of unitholders and Number of Investment Units by unitholder type

	Number of Units				Number of Unitholders			
	17th FP (July 31, 2021)		18th FP (January 31, 2022)		17th FP (July 31, 2021)		18th FP (January 31, 2022)	
	Number of Investment Units	% of total	Number of Investment Units	% of total	Number of Unitholders	% of total	Number of Investment Units	% of total
Individuals and others	147,456	7.9%	167,011	8.2%	21,873	96.4%	23,791	96.2%
Financial institutions (including financial instruments firms)	1,067,059	57.0%	1,147,481	56.1%	165	0.7%	187	0.8%
Other domestic corporations	399,852	21.3%	428,390	21.0%	361	1.6%	415	1.7%
Foreign corporations	258,950	13.8%	301,585	14.8%	296	1.3%	333	1.3%
Total	1,873,317	100.0%	2,044,467	100.0%	22,695	100.0%	24,726	100.0%

Investment unit ownership ratio by unitholder type



Major unitholders (As of Jan. 31, 2022)

	Unitholder Name	Number of Units	% of Total
1	AEON Co., Ltd.	352,351	17.2%
2	Custody Bank of Japan, Ltd.(trust account)	312,563	15.3%
3	The Master Trust Bank of Japan, Ltd. (trust account)	307,977	15.1%
4	The Nomura Trust & Banking Co., Ltd. (trust account)	84,580	4.1%
5	Custody Bank of Japan, Ltd.(securities investment trust account)	50,231	2.5%
6	SMBC Nikko Securities Inc.	40,413	2.0%
7	Sumitomo Mitsui Trust Bank, Limited	27,150	1.3%
8	Mizuho Securities Co., Ltd.	26,921	1.3%
9	STATE STREET BANK WEST CLIENT - TREATY 505234	25,627	1.3%
10	The Shinkumi Federation Bank	22,797	1.1%
	Total	1,250,610	61.2%

Notes IV

P.62-63 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 “46 Property Building Earthquake Risk Survey Portfolio” as of Jul. 2022. “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 MALL Mito Uchihara” include the amount of land on the adjacent land additionally acquired on Apr. 28, 2015.
- (Note 3) 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 4) 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 5) The acquisition price of “AEON MALL Nogata” has been reduced since the transfer of a part of the site.
- (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.64-65 Appraisal value

- (Note 1) Listed acquisition price, FP Terminal book value, real estate appraisal value is the figure as of Jan. 31, 2022.
- (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 beneficial rights of real estate in trust (40% for each property).
- (Note 4) 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 5) 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 6) The following conversion of the Malaysian ringgit into yen is used for each period: rate as of Jul. 30, 2021 for 17th FP ((one day before July 31, because it was not business day)1 RM= 25.87 yen (rounded down to the third digit)) and Jan. 31, 2022 for 18th FP (1 RM= ¥27.58 (rounded down to the third digit)).

P.66 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 Jul. 2021), revitalization investments with an increase in rent of ¥50 mm or more are shown. For the after Aug, 2021, revitalization investments with an increase in rent are shown.
- (Note 3) Rent increase period is 10 years.
- (Note 4) Rent increase period is 20 years.

Notes IV

P.68 Performance trends of stores in the portfolio (1/2)

- (Note 1) The above 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 Jan. 2022 (42 properties).
- (Note 2) Data is made based on interviews with the master lease companies.
- (Note 3) The graph above shows the index compared to the same period of the previous year of the sales from Jun. to Nov. 2021 of the 42 domestic retail properties owned by the Investment Corporation as of the end of Jan. 2022 (compared to Jun. to Nov. 2020)
- (Note 4) Data is made based on interviews with the master lease companies.
- (Note 5) The composition ratio is rounded off to the first decimal place. Therefore, the total value may not be 100.0%

P.69 Performance trends of stores in the portfolio (2/2)

- (Note 1) The graph above 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 Jan. 2022 (42 properties) (rounded to the first decimal place).
- (Note 2) Data is made based on interviews with the master lease companies.
- (Note 3) The graph above 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 Jan. 2022 (42 properties).
- (Note 4) Data is made based on interviews with the master lease companies.

P.70 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.72 Status of debts (1/2)

- (Note 1) 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 2) 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 3) As of Apr. 16, 2018, Mitsubishi UFJ Trust and Banking Corporation’s lending operations were transferred to MUFG Bank, Ltd. through 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.

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Disclaimer

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Asset Manager : AEON Reit Management Co., Ltd.

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

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