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For Immediate Release

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

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that today it passed a resolution on the debt financing (the “Debt Financing”) for refinancing ¥31.8 billion that has maturity date of October 20, 2020 respectively as follows.

#### 1. Debt Financing:

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

Term (Note 2)	Financial institutions (lenders) (Note 2)	Scheduled borrowing amount (in billions of yen)	Interest rate (Note 2)	Borrowing date	Financing method	Maturity (Note 2)	Repayment Method (Note 3)	Security and guarantee
To be determined	To be determined	31.8	To be determined	October 20, 2020 (scheduled)	Debt financing based on individual term loan agreements entered into on October 16, 2020 with the lenders (To be determined)	To be determined	Bullet repayment (scheduled)	Unsecured and unguaranteed (scheduled)

(Notes)

1. The Debt Financing is subject to the fulfillment of certain requirements such as the execution of a loan agreement which is reasonably satisfactory to the lenders and the fulfillment of all the conditions precedent to the lending as may be separately agreed upon.
2. We will announce once Term, Financial institutions, Interest rate and Maturity are fixed.
3. If certain requirements including our advance written notice are met during the period between the date of executions of the Debt Financing and the repayment dates indicated above, each of the borrowings is repayable either in whole or in part prior to the maturity date.

(2) Reason for conducting the Debt Financing

The proceeds from the Debt Financing will be used to fund of refinancing funds of ¥31.8 (Notes) billion that has maturity date of October 20, 2020

(Notes) The relevant borrowing was announced in the “ Notice Concerning Debt Financing and Conclusion of Interest Rate Swap Agreements” as of November 25, 2013, “Notice Concerning Debt Financing” on January 28, 2020.

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

(a) Total amount to be procured  
¥31.8 billion

(b) Specific use of proceeds

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

(c) Anticipated disbursement date  
October 20, 2020

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

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

As for risks regarding issuance, redemption, etc. of the Investment Corporation Bonds, there are no material changes from the “Investment risks” mentioned in the semiannual securities report for the 14th fiscal period (submitted on April 24, 2020).

End

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