Periodic disclosure for financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: AEON REIT Investment Corporation.

Legal entity identifier: 353800P59F8MJB4FE788

AEON REIT Investment Corporation ("AEON REIT") promotes environmental or social characteristics, but does not have as its objective a sustainable investment within the meaning of article 9(1) of Regulation (EU) 2019/2088 ("SFDR"). AEON REIT does not have any employees in accordance with the prohibition on having employees under the Act on Investment Trusts and Investment Corporations of Japan, and relies on AEON Reit Management Co., Ltd. (the "Asset Manager"). The Asset Manager and AEON REIT are hereinafter referred to collectively as "we," "us" or "our" unless noted otherwise. References to "fiscal year" or "FY" are to the 12 months that began or beginning March 1 of the year specified in line with the fiscal year of the Asset Manager, unless noted otherwise.

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

☐ **Yes**	☒ **No**
☐ It made **sustainable investments with an environmental objective: ___**%	☐ It **promoted Environmental/Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of ____% of sustainable investments
☐ in economic activities thatqualify as environmentallysustainable under the EU Taxonomy	☐ with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy
☐ in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	☐ with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EUTaxonomy
	☐ with a social objective
☐ It made **sustainable investments with a social objective:** ____%	☒ It promoted E/S characteristics, but **did notmake any sustainable investments**

To what extent were the environmental and/or social characteristics promoted by AEON REIT met?

Our basic philosophy is to contribute to the enrichment of people's lives and local communities through investment in retail properties and other related properties that form the backbone of local communities. To this end, we strive to invest in properties that we deem to be "community infrastructure assets," which include (i) community platforms offering a range of tenants that are visited on a daily basis, (ii) properties that respond flexibly to the changes in the needs of the people to ensure continuous operations, and (iii) properties that are essential to the development of local communities. As part of the AEON Group, we are committed to the "AEON Sustainability Principle," "AEON Sustainable Procurement Policy," and the "AEON Group Food Waste Reduction Targets," which were established and revised to reflect the goals set by the United Nations Sustainable Development Goals and the Paris Agreement of 2015. Since March 2018, we are also committed to the AEON Group's "AEON Decarbonization Vision," in which we aim to achieve a carbon-free society by 2040 by promoting energy saving and renewable energy. In addition, based on AEON REIT's corporate philosophy and the Sustainability Policy it has formulated, in 2021 AEON REIT identified certain material issues it faces. In September 2023, we set new key performance indicators (KPIs) to enable more effective efforts toward resolving these material issues, and in 2026, we reviewed these KPIs. We will implement a plan-do-check-act (PDCA) cycle focused on efforts to achieve these KPIs in order to resolve environmental and social challenges and realize medium to long term corporate growth. To realize both our philosophy and our sustainability goals, we believe that initiatives that promote environmental, social, and governance ("ESG") goals are important and necessary part of our investment decision.

AEON REIT does not have a specific index designated as a reference benchmark to determine whether AEON REIT is aligned with the environmental or social characteristics that it promotes.

We implement various environmental initiatives at our properties including:

- *Setting reduction goals with respect to greenhouse gas emissions and energy consumption in all properties in our portfolio.* We aim to reduce energy consumption intensity and CO_2 emissions intensity by 1% per year each on average. We also aim to source 50% of our electricity/energy consumption from renewable energy and achieve 50% reduction of CO_2 emissions (Scope 3) by FY2030, and have also set a "net zero" goal by FY2040. We aim to achieve this goal with the environmental initiatives listed below.
- *Reducing greenhouse gas emissions and energy consumption generally.* We aim to reduce greenhouse gas emissions by replacing environmentally damaging coolants used in our refrigerators and freezers with natural refrigerants (the first Japanese retailer to do so). All new malls that opened on and after FY2015 use natural refrigerants, and pre-existing malls will continue to update the refrigerants used

one by one. We also install energy saving equipment such as LED lighting and efficient air-conditioning systems at our properties. All 46 of our properties (excluding properties for which we own only the land and not the buildings thereon) in Japan as of January 31, 2026 and all 46 of our properties in Japan as of July 31, 2026 were equipped with LED lightning. We had also increased usage of renewable energy through installation of solar panels at 56% of the 43 of our retail properties in Japan as of January 31, 2026 and at about 56% of the 43 of our retail properties in Japan as of July 31, 2026.

- *Promoting the usage of electric cars by installing charging stations.* We had installed charging stations at 86% of our retail properties (excluding properties for which we own only the land and not the buildings thereon)in Japan as of January 31, 2026 and at 86% of our retail properties in Japan as of July 31, 2026.
- *Renovating properties to achieve resource conservation, high-efficiency, and low environmental impact.* We continue to install greenery at our properties such as green walls, trees, and garden mists as a supplement to traditional heating and cooling solutions. We also replace old restroom equipment with newer equipment that encourages energy and water savings. We also promote the use of well water at our properties in an effort to conserve water. Our properties are also equipped with recycling containers to collect resources that we reuse to manufacture products sold at our properties.
- *Promoting "green procurement" in the entire supply chain for real estate management.* Green procurement is a term for product and service procurement efforts that involve preferentially selecting recycled goods and other environmentally conscious products, as well as suppliers engaged in initiatives that contribute to reducing the burden placed on the environment.
- *Including "Green Lease" provisions in our agreements.* We include environmental provisions, which we refer to as "Green Lease" provisions, in the leases with our tenants. Our Green Lease provisions include a clause that require our tenants to cooperate with us in implementing environmental measures.
- *Selecting electric power companies and property management companies in light of their environmental considerations, among other factors.* We select electric power companies based on the cost, stability of supply, and their CO_2 emission, among other factors. We select property management companies based on their ability to build, manage, and renovate buildings. We also consider their policies on environmental considerations, industrial safety, and health for employees, and their understanding of and compliance with the Asset Manager's sustainability policy. We also ask selected property management companies to make proposals to reduce energy consumption and environmental impact. All property managers are evaluated once a year.
- *Promoting the usage of reusable shopping bags.* The AEON Group has been running the "Bring Your Own Shopping Bag Campaign" since 1991, helping reduce CO_2 emissions and waste, as well as conserving petroleum used in the manufacturing of single-use plastic bags.
- *Promoting the planting of trees.* After planting over 10 million trees on November 2013, AEON Group

launched the Forest Circulation Program, in which it aims to “plant, nurture, and utilize” trees.

We implement various social initiatives at our properties including:

- *Supporting local communities with properties that have high public utility.* We have built and managed facilities as well as invited tenants to our properties that help the local community. These properties include healthcare facilities, government offices, day-care centers, banks, and post offices, as well as multipurpose halls for use by local governments and other groups. Some of our properties have improved the customers’ convenience by installing docks for bike-sharing programs in cooperation with local governments.
- *Business-continuity-planning and providing assistance to the community during an emergency.* Our properties have been improved and are prepared to provide assistance to the local community in the event of natural disasters and other emergencies that could disrupt the local community. AEON Co., Ltd. was the first retailer to be designated as a “Designated Public Institution” under the Basic Act on Disaster Management. We have disaster prevention agreements with local governments for all 100% of retail properties (excluding properties for which we own only the land and not the buildings thereon) in our portfolio in Japan, and some of them are registered as disaster prevention centers. We are also prepared to provide drinking water and electricity to assist the reconstruction process of local communities hit by an emergency. We have also increased the resiliency of our properties to minimize the damage caused by earthquakes and to accelerate the restoration of the properties’ operations to provide services to the local communities hit by an emergency. These efforts include installing road-heating systems to mitigate snow damage as well as constructing smoke-proof hanging walls that slow down the flow of smoke in the event of a fire. We also conduct regular emergency drills to improve our properties’ abilities to deal with disasters. We are also cooperating with the Japan Ground Self-Defense Force and Japan Airlines in order to set up temporary shelters at our retail properties in Japan. During the COVID-19 pandemic, our properties have conducted daily COVID-19 countermeasures to provide safety to customers.
- *Supporting local communities by facilitating local groups’ activities as well as art and cultural events.* In addition to hosting events and exhibitions within retail facilities, designs and features are incorporated throughout the premises that showcase the traditional culture of each region. AEON MALL Shinkomatsu highlights the charm of Komatsu City by featuring the captivating five-colored Kutani pillar featuring pieces of traditional Kutani pottery decorative plates, spanning from the first floor to the third floor. It also houses the Hakusan Terrace, providing a panoramic view of Mount Hakusan, one of Japan’s three most renowned mountains. Other facilities similarly convey the appeal of the region in collaboration with local residents.
- *Providing support to tenants and their employees.* We provide amenities such as break rooms and day-care centers for tenant employees. We had also implemented barrier-free working environments by

installing ramps, barrier-free restrooms, as well as barrier-free vending machines.

- *Promoting diversity.* We had installed genderless restrooms in 100% of our 43 retail properties (excluding properties for which we own only the land and not the buildings thereon) in Japan as of January 31, 2026 and 100% of our 43 retail properties as of July 31, 2026. We have also committed to increasing female managers at the Asset Manager, aiming to fill 50% or more of all managerial roles with female employees in adherence to the goals set by the AEON Group.
- *Providing employees with opportunities to promote their work-life balance and career development.* The Asset Manager has an employee-friendly environment with initiatives such as conducting employee satisfaction surveys, conducting employee stress checks, establishing a whistleblowing system, providing access to AEON Group's benefit program, and providing a comfortable and safe work environment by taking steps to prevent infectious diseases. We also hold regular training sessions to develop our human resources, and have a support system for those who wish to obtain professional licenses such as real estate notary, ARES master, certified real estate consulting master, and the Japan Accounting and Financial Analysis Examination.. We also introduced a cumulative investment purchase program for the employees, which helps enhance employee awareness of improvements in results and contributes to the sustainable growth of the Investment Corporation. The Asset Manager was certified by the 2026 Certified Health & Productivity Management Organizations Recognition Program (for SMEs) in March 2026.

● How did the sustainability indicators perform?

We use the following indicators to measure the attainment of the E/S characteristics we promote.

- *Overall ESG performance.* To independently assess the overall ESG performance of our portfolio, we submit to the annual review by the Global Real Estate Sustainability Benchmark ("GRESB"). In 2026, we received a 4-Star GRESB Rating and earned the "Green Star" certification for the eleventh consecutive year. We also received an "A" grade from Sumitomo Mitsui Banking Corporation ("SMBC"), according to SMBC's funding program based on an evaluation of environmental considerations in recognition of our commitment to environmentally aware initiatives in asset management.
- *Environmental certification of individual properties.* To track the environmental performance of our properties, we use certifications issued by third party organizations (such as the Development Bank of Japan's Green Building Certification ("DBJ Certification"), Building Energy-efficiency Labeling System ("BELS") certification, Comprehensive Assessment System for Built Environment Efficiency ("CASBEE") certification, and any other third party certification whose ratings are equivalent to the previously mentioned certifications) to rate our properties. We call our properties that receive any of the certifications listed below a Green Qualified Asset and a Sustainability Qualified Asset. For DBJ Certification, we consider a property to have the

environmental certification if it received a three stars or higher out of the five-star ranking system of the DBJ Certification. For CASBEE, we consider a property to have the environmental certification if it received a B+ Rank or higher out of the CASBEE ranking system featuring Rank S (excellent), Rank A (very good), Rank B+ (good), Rank B– (slightly inferior) and Rank C (inferior). For BELS, we consider a property to have the environmental certification if it received a three stars or higher out of the five-star ranking system of BELS. We aim to achieve/maintain a percentage of Green Qualified Assets and Sustainability Qualified Assets of 3 stars equivalent or higher properties of 85% or more and a percentage of 4 stars equivalent or higher properties of 80% or more. Furthermore, we aim to achieve the percentage of 4 stars equivalent or higher properties of 90% or more by FY2030. About 88.0% as of January 31, 2026, and 88.1% as of July 31, 2026, of our buildings based on total leasable area (excluding properties for which we own only the land and not the buildings thereon) were Green Qualified Assets and Sustainability Qualified Assets. About 84.9% as of January 31, 2026, and 85.1% as of July 31, 2026, of our buildings based on total leasable area (excluding properties for which we own only the land and not the buildings thereon) were 4 stars equivalent or higher properties.

- *Climate change initiatives – energy consumption and efficiency and greenhouse gas emissions:* We track and monitor the total annual energy consumption intensity and CO_2 emissions intensity of our properties. We planned to reduce each environmental metric by 5% over the five-year period from FY2020 to FY2024 compared to the base year of FY2019, and successfully achieved this goal.
- *Social initiatives – local community:* We offer certain properties in our portfolio as disaster prevention centers for nearby local communities. We had entered into disaster prevention agreements with local governments for 100% of our retail properties in our portfolio in Japan as of January 31, 2026 and 100% of our retail properties (excluding properties for which we own only the land and not the buildings thereon)as of July 31, 2026.

● ***…and compared to previous periods?***

See above.

● ***What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?***

Not applicable.

● ***How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?***

Not applicable.

How did this financial product consider principal adverse impacts on sustainability factors?

We collect on an ongoing basis select information on our existing portfolio regarding the principal adverse impact indicators, including exposure to fossil fuels through investment properties, exposure to energy-inefficient investment properties, greenhouse gas ("GHG") emissions and energy consumption intensity. We aim to manage the risk connected to principal adverse impacts from our investment decisions in several ways, including general screening criteria and due diligence.

- *Exposure to fossil fuels through assets*. We do not invest in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels.
- *Exposure to energy-inefficient investment assets*. We consider properties other than the properties that have received any of environmental certifications to be energy-inefficient. As of July 31, 2026, 11.9% of our properties in our portfolio in Japan based on total leasable area (excluding properties for which we own only the land and not the buildings thereon) were not Green Qualified Assets or Sustainability Qualified Assets. As described in more detail above, we implement as appropriate measures to reduce their environmental impact following acquisition, including by obtaining environmental certifications. We also promote the replacement of energy-efficient equipment such as installing LED lighting and review GHG emission reduction. In addition, we work with our group companies to reduce their environmental impact.
- *GHG emissions.* Total GHG emissions generated by our properties were 264,935 t-CO_2 (FY2021), 263,079 t-CO_2 (FY2022), 279,774 t-CO_2 (FY2023), 312,218 t-CO_2 (FY2024) and 292,478 t-CO_2 (FY2025).
- *Climate Change Impact Analysis.* We recognize climate change to have a substantial impact on business activities and expressed its support for the TCFD recommendations in December 2021. The Asset Manager aims to make disclosures in line with the TCFD recommendations and conducted analysis of the 1.5℃ scenario and 4℃ scenario concerning the risks and opportunities climate change presents to AEON REIT.

We believe that investment decisions that negatively affect climate or other environment-related resources, or have negative implications for society, can have a significant impact to risk and value creation for our unitholders. To this end, we consider the principal adverse impacts of our investment decisions on the above sustainability factors throughout all major steps of the investment decision and management process throughout the lifecycle of the properties in our portfolio.

We consider, both at the entity-level (i.e., the Asset Manager) and at the fund-level (i.e., AEON REIT), principal adverse impacts of our investment decisions on sustainability factors. Under the Investment Trust

Act of Japan, AEON REIT is prohibited from having any employees and is required to outsource the asset management function to a third party. Accordingly, as discussed in detail elsewhere, any consideration at the fund-level of principal adverse impacts of our investment decisions on sustainability is principally conducted by the Asset Manager, subject to approval of our Board of Directors. In addition to the Asset Manager's contractual obligations to us under the asset management agreement, the Financial Instruments and Exchange Act of Japan provides that the Asset Manager owes us a fiduciary duty in conducting its activities, including making investment decisions informed by sustainability considerations.

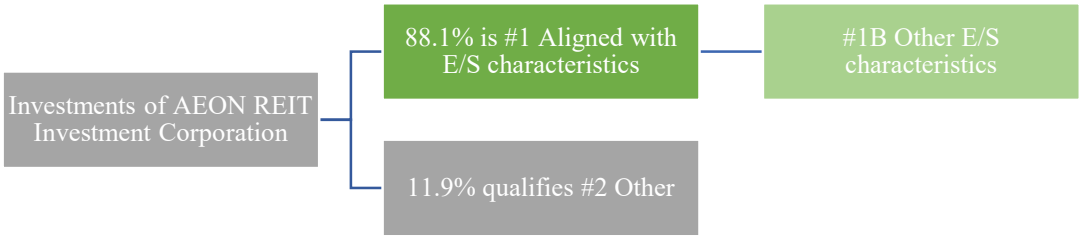
What were the top investments of this financial product?

Largest investments	Sector	% Assets	Country
Retail properties and other related properties that form the backbone of local communities	Real estate	100	Japan

What was the proportion of sustainability-related investments?

As of January 31, 2026, 88.0% of the properties (excluding properties for which we own only the land and not the buildings thereon) in the portfolio were Green Qualified Assets or Sustainability Qualified Assets, and 12.0% were nonqualified assets (which are the 11 properties (excluding properties for which we own only the land and not the buildings thereon) in our portfolio in Japan). As of July 31, 2026, 88.1% of the properties (excluding properties for which we own only the land and not the buildings thereon) in the portfolio were Green Qualified Assets or Sustainability Qualified Assets, and 11.9% were nonqualified assets (which are the 11 properties (excluding properties for which we own only the land and not the buildings thereon) in our portfolio in Japan).

- ***What was the asset allocation?***



#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

The sub-category #1B Other E/S characteristics covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

- ***In which economic sectors were the investments made?***

  We intend to invest primarily in retail and related properties managed by Aeon Group, which has successfully developed its retail business as an integral part of the communities in which it operates. We believe that these properties and facilities form the backbone of the local communities and their retail business infrastructure. We aim to ensure stable income in the medium to long term and steady

portfolio growth by investing in retail and related properties that contribute to betterment of individual lives and local communities.

To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

Not applicable.

- **Did AEON REIT invest in fossil gas and/or nuclear energy-related activities that comply with the EU Taxonomy?**

  No. AEON REIT does not invest in real estate assets involved in fossil gas and/or nuclear energy-related activities.

- **What *was* the share of investments made in transitional and enabling activities?**

  Not applicable.

- **How did the *percentage* of investments that were aligned with the EU Taxonomy compare with previous reference periods?**

  Not applicable.

What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?

Not applicable.

What was the share of socially sustainable investments?

Not applicable.

What investments were included under "#2 other," what was their purpose and were there any minimum environmental or social safeguards?

As of July 31, 2026, 11 of our properties (excluding properties for which we own only the land and not the buildings thereon) in our portfolio in Japan were not green or sustainability qualified. Of the 11 properties, 9 were long-term retail properties and 2 were logistics facilities. We adopt environmental measures with respect to these unqualified properties and aim to acquire certification accordingly.

Some of the properties we choose to acquire may not be Green Qualified Assets or Sustainability Qualified Assets at the time, but even in those cases, we only invest in community infrastructure assets and related facilities as described above, such as those that create local jobs, serve as disaster prevention centers, or serve as community venues for the surrounding residents, and we actively promote investments in properties with high social value.

We do not consider investing in properties that do not meet the standards for soil contamination and other environmental contamination in accordance with the Air Pollution Control Act and the Soil Contamination Countermeasures Act of Japan and other environmental laws and ordinances from our portfolio. However, from time to time we acquire properties not meeting the standards as long as they are deemed fixable promptly after acquisition. We also invest in properties that have been constructed, reinforced, or otherwise modified to meet applicable new earthquake resistance building codes or have been deemed to have seismic capacity equivalent thereto. We invest so that the overall probable maximum loss (PML) of our portfolio in Japan does not exceed 10%. PML indicates the level of damage that may result from an earthquake of the assumed maximum size for the assumed scheduled use period, expressed as a ratio of the replacement cost to the estimated expenses required to restore the damaged property to its pre-earthquake condition. For those properties with PML that exceed 15%, we consider taking out earthquake insurance.

What actions have been taken to meet the environmental and/or social characteristics during the reference period?

As described in greater detail above, we implement various environmental and social initiatives at our properties including the following:

- Setting reduction goals with respect to greenhouse gas emissions and energy consumption in all properties in our portfolio;
- Reducing greenhouse gas emissions and energy consumption generally;
- Promoting the usage of electric cars by installing charging stations;
- Renovating properties to achieve resource conservation, high-efficiency, and low environmental impact;
- Promoting “green procurement” in the entire supply chain for real estate management;
- Including “Green Lease” provisions in our agreements;
- Selecting electric power companies and property management companies in light of their environmental considerations, among other factors;
- Promoting the usage of reusable shopping bags;
- Promoting the planting of trees;
- Supporting local communities with properties that have high public utility;
- Business-continuity-planning and providing assistance to the community during an emergency;
- Providing support to tenants and their employees;
- Promoting diversity; and
- Providing employees with opportunities to promote their work-life balance and career development.

How did this financial product perform compared to the reference benchmark?

Not applicable. AEON REIT does not have a specific index designated as a reference benchmark to determine whether AEON REIT is aligned with the environmental or social characteristics that it promotes.

- ***How does the reference benchmark differ from a broad market index?***

Not applicable.

- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***

Not applicable.

- ***How did this financial product perform compared with the reference benchmark?***

Not applicable.

- ***How did this financial product perform compared with the broad market index?***

Not applicable.

Note Regarding the EU Taxonomy Regulation

As set out above, AEON REIT promotes certain environmental characteristics.

The Asset Manager is required, under Regulation (EU) 2020/852 (the "EU Taxonomy Regulation"), to disclose whether its assets are aligned with the environmental objectives formulated in the EU Taxonomy regulation. The EU Taxonomy Regulation is complemented by technical standards and screening criteria. The technical screening criteria for the first two environmental objectives (climate change mitigation and climate change adaptation) were adopted in December 2021 and amended in June 2023. The amended criteria apply as of January 1, 2024. The technical screening criteria for the other four environmental objectives (sustainable use and protection of water and marine resources, transition to a circular economy, pollution prevention and control, and protection and restoration of biodiversity and ecosystems) were adopted in June 2023. They applied as of January 1, 2024.

AEON REIT invests in economic activities that are eligible under the EU Taxonomy Regulation in respect of climate change mitigation and/or climate change adaptation. This means that screening criteria for these investments have been or will be developed. The Asset Manager expressly states that in view of the fact that the regulations are still under development or have only recently been adopted and/or amended and the fact that, as a result thereof, data on alignment of AEON REIT's investments with these environmental objectives and climate related goals in line with EU Taxonomy Regulation are not sufficiently available, the Asset Manager is not currently in a position to disclose on an accurate and reliable basis to what extent AEON REIT's investments technically qualify as Taxonomy-aligned or "environmentally sustainable"

within the specific meaning of the EU Taxonomy Regulation. AEON REIT's investments may have a positive contribution to these environmental objectives and may therefore eventually be considered Taxonomy-aligned, but at this stage, the Asset Manager is required to state that there is no minimum proportion of our investments that qualify as such.

The Asset Manager further states that the "do no significant harm" principle applies only to those investments underlying the financial product that takes into account the EU criteria for environmentally sustainable economic activities. The investments underlying the other portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.