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For Immediate Release

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Notice Concerning Obtainment of Preferential Negotiation Rights for Acquisition of a Property

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) today announces that it obtained preferential negotiation rights (the “rights”) for the acquisition of AEON MALL Tomakomai (“the property”).

1. Overview of the Preferential Negotiation Rights:

Property name	AEON MALL Tomakomai
Entity from which the Investment Corporation obtained the rights	Mevius Gamma Special Purpose Company
Description of the rights	The rights to preferentially negotiate regarding the acquisition of the property
Period of the preferential negotiation	From July 28, 2016 to December 30, 2016

As of today this does not constitute a decision by the Investment Corporation to acquire the property. The rights shall not be deemed a guarantee that we assure to acquire the property, nor shall we be obliged to acquire the property as this is a right the Investment Corporation obtained based on the agreement on preferential negotiation rights.

For acquiring the property, we will get required due diligence done and make a decision based on the internal rule which is the “Rule for Interested-Party Transactions” of AEON Reit Management Co., Ltd. (the “Asset Manager”) to which the Investment Corporation entrusts the management of its assets.

However, the Investment Corporation and the Asset Manager will pay no consideration to Mevius Gamma Special Purpose Company for obtaining the rights.

2. Reason and Background of the Obtainment of the Preferential Negotiation Rights:

Pursuant to the object and the policy of its asset management prescribed in the Articles of Incorporation of the Investment Corporation, we obtained the rights for the property based on the agreement on preferential negotiation rights with Mevius Gamma Special Purpose Company in order to secure opportunities to acquire the property which enables us to expect to ensure stable revenue over the medium to long term. We believe that the acquisition of the property will enhance to expand the scale of our portfolio, develop its diversification and strengthen further revenue base.

3. Features of the Property:

The property is one of the large-scale retail and related properties operated by AEON Retail Co., Ltd. and characterized as Regional Shopping Center having approximately 120 specialty stores mainly led by a General Merchandise Store – “AEON Tomakomai” operated by AEON Hokkaido Corporation. The property has the largest scale of its retail and related properties areas and parking capacity in the prefecture and also has stable and long-term management track records as the only mall- type-shopping-center in the area.

Tomakomai City where the property is located is approximately 60 kilometers southeast of Sapporo City with a 5th largest population in the prefecture; 170,000 people. The property is approximately 4 kilometers northeast of JR Tomakomai station where Muroran Main Line, Hidaka Main Line and Chitose Line are linked up and an accessibility is provided facing in the National Route 36 which is called the artery of the inland roads in the prefecture. The property is leading to form the largest scale of road-side-type central shopping point in the city. With respect to marketing-area wise population, the area covers 74,000 people within five kilometers, 139,000 people within ten kilometers and 179,000 people within fifteen kilometers.

Overview of the Property:

Property name	AEON MALL Tomakomai
Location	3-1-20, Yanagi-machi, Tomakomai City, Hokkaido Prefecture
Ground Area	139,751.46m ²
Date of completion	April 8, 2005
Structure and number of floors	Three-storied steel building with flat roof
Gross floor area	71,308.33m ²

*The Investment Corporation’s website: <http://www.aeon-jreit.co.jp/en/>

<Attached reference>

- Exterior image of AEON MALL Tomakomai
- Map of the surrounding area

Exterior image of AEON MALL Tomakomai:



Map of the surrounding area:

