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November 26, 2018

*For Immediate Release*

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AEON REIT Investment Corporation  
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### Notice Concerning Early Repayment of Debt Financing

AEON REIT Investment Corporation hereby announces that it has resolved early repayment of debt financing on this day, November 26, 2018, as follows.

#### **1. Details of Early Repayment**

[Short-term borrowings]

(in millions of yen)

| Financial institutions<br>(lenders)                                                                                                                        | Balance before<br>repayment | Repayment<br>amount | Balance after<br>repayment | Scheduled<br>date of<br>repayment | Borrowing<br>date   | Original<br>Repayment<br>date |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------|----------------------------|-----------------------------------|---------------------|-------------------------------|
| Syndicate of lenders<br>arranged by<br>Mizuho Bank, Ltd.,<br>Sumitomo Mitsui<br>Banking Corporation and<br>Sumitomo Mitsui Trust<br>Bank, Limited (Note 1) | 15,000                      | 15,000              | —                          | December 20,<br>2018              | October 22,<br>2018 | October 21,<br>2019           |

(Notes)

1. The syndicate of lenders consists of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited.
2. There will be no settlement fee applicable to this early repayment.
3. For the details of debt financing, please refer to “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” announced on October 18, 2018.

## 2. Repayment Funds

The net proceeds from Issuance of Investment Corporation Bonds(approximate net amount to be obtained : ¥14,850 millions) with payment due date of December 7, 2018, and cash on hand are used for the repayment.

(Note) For the proceeds from Investment Corporation Bonds, please refer to the press releases, “ Notice Concerning Issuance of Investment Corporation Bonds” announced on November 16, 2018.

## 3. Status of Balance of Borrowings and Other Interest-Bearing Debt After the Early Repayment

(in millions of yen)

|  |                                  | Before the repayment<br>(as of December 7, 2018)<br>(Note1) | After the repayment<br>(as of December 20, 2018) | Increase and<br>decrease |
|--|----------------------------------|-------------------------------------------------------------|--------------------------------------------------|--------------------------|
|  | Short-term borrowings<br>(Note2) | 15,000                                                      | —                                                | ▲15,000                  |
|  | Long-term borrowings<br>(Note3)  | 129,000                                                     | 129,000                                          | —                        |
|  | Total borrowings                 | 144,000                                                     | 129,000                                          | ▲15,000                  |
|  | Investment corporation bonds     | 21,000                                                      | 21,000                                           | —                        |
|  | Total interest-bearing debt      | 165,000                                                     | 150,000                                          | ▲15,000                  |

(Notes)

1. The amount includes ¥ 15,000 million of the Fifth Series Unsecured Investment Corporation Bond of AEON REIT Investment Corporation that were announced in the November 16, 2018 release “Notice Concerning Issuance of Investment Corporation Bonds.”
2. Short-term borrowings are borrowings with maturity periods of one year or less.
3. Long-term borrowings are borrowings with maturity periods of more than one year, and includes long-term borrowing due for repayment within one year.

## 4. Future Prospects

There were no changes to the future prospects of the performance described in “Financial Report for the Fiscal Period Ended July 31, 2018 (February 1, 2018 – July 31, 2018)” announced on September 12, 2018.

## 5. Additional Items Required to Ensure Appropriate Understanding and Judgments by Investors about Information Herein

For the risks concerning the repayment of debt financing, etc., there are no material changes to the description in “ Investment Risks” stated in the 11<sup>th</sup> Japanese language Securities Registration Statement submitted on October 24, 2018(including reissued report submitted thereafter).

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