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For Immediate Release

Investment Corporation:
AEON REIT Investment Corporation
1-14-10, Uchikanda, Chiyoda-ku, Tokyo
Representative: Nobuaki Seki, Executive Director
(Securities code: 3292)

Asset Manager:
AEON Reit Management Co., Ltd.
Representative: Nobuaki Seki, Representative Director and President
Inquiries: Taro Nakamura, General Manager of
Finance and Planning Department
(TEL: +81-3-6779-4073)

Notice Concerning Differences Between the Forecast and Determined Cash Distributions for the Fiscal Period Ended July 31, 2024

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that the distribution for the fiscal period ended July 31, 2024 (from February 1, 2024 to July 31, 2024) which determined today, differs from the distribution forecast announced in “Notice Concerning Revision to Forecasts for Performance and Distributions for the Fiscal Period Ending July 31, 2024 and January 31, 2025” dated April 15, 2024. Details are as follows.

1. Differences Between the Forecast and determined distribution amount for the fiscal period ended July 31, 2024

	Distributions per unit (excluding distributions in excess of earnings) (yen)	Distributions in excess of earnings per unit (yen)	Distributions per unit (including distributions in excess of earnings) (yen)
Previous forecast (A)	3,205	135	3,340
Determined amount (B)	3,224	116	3,340
Amount of differences (B - A)	19	(19)	0
Increase/decrease rate	0.6%	(14.1%)	0.0%
(Reference) Results for the fiscal period ended January 31, 2024	3,350	0	3,350

(Notes)

- Number of investment units outstanding at the end of the fiscal period ended July 31, 2024 : 2,123,952 units
- Distributions in excess of earnings includes “ distributions of allowance for temporary difference adjustments” and “distribution with decrease of investment capital under tax laws”.
- ”Increase/decrease rate” is rounded to the second decimal place.

2. Reasons for the differences and the publication

This notice is announced since Distributions in excess of earnings per unit will differ by more than 5% from the forecast amount. This was caused because that net income for the current period exceeded expectations, and expenses related to damage from the 2024 Noto Peninsula earthquake and figures for the discrepancy between excess income and tax expense related to leasehold amortization expenses, etc. were determined and accounted.

End

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