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For Immediate Release

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Notice Concerning Partial Transfer of Domestic Property in Connection with
the Rebuilding of a Held Property (Daiei-Ibaraki Process Center)

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announces that AEON Reit Management Co., Ltd. (the “Asset Manager”), to which the Investment Corporation entrusts asset management, today determined to transfer (the “Transfer”) a portion of the buildings of Daiei-Ibaraki Process Center (the “Property”), an asset held by the Investment Corporation. The portion of the buildings scheduled to be transferred is hereinafter referred to as the “Asset to be Transferred.” Details are as follows.

AEON Food Supply Co., Ltd., which is the purchaser of the Asset to be Transferred, is a subsidiary of AEON Co., Ltd., the parent company of the Asset Manager, and therefore falls under the category of Interested Persons as defined in Article 201 of the Act on Investment Trusts and Investment Corporations (the "Investment Trust Act") and Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (the "Order for Enforcement of Investment Trust Act"), as well as Interested Parties under the internal rule “Rule for Interested Party Transactions” of the Asset Manager. Consequently, in connection with conducting the transaction with AEON Food Supply Co., Ltd., the Asset Manager has undergone the decision-making process prescribed by the Rule for Interested Party Transactions

1. Overview of the Transfer

Property Number (Note 1)	Property Name	Location	Planned Transfer Price (in millions of yen) (Note 2)	Book Value (in millions of yen) (Note 3)	Difference between Planned Transfer Price and Book Value (in millions of yen) (Note 4)	Purchaser
L-3	Daiei-Ibaraki Process Center (Main Building portion)	Ibaraki City, Osaka Pref.	103	90	12	AEON Food Supply Co., Ltd.

- (1) Execution date of the sale : July 1, 2026
and purchase agreement
- (2) Anticipated transfer date : July 1, 2026
- (3) Purchaser : Please refer to “3. (2) Overview of the Purchaser” below
- (4) Use of proceeds from transfer : To be appropriated as cash on hand for funds to acquire specified assets and related expenses, funds to redeem investment corporation bonds and funds to repay borrowings in the future
- (5) Settlement method : Settlement in bulk at the time of transfer

(Notes)

1. "Property Number" indicates the property classification of properties based on the commercial facility types: SRSC (super regional shopping center), RSC (regional shopping center), CSC (community shopping center), NSC (neighborhood shopping center), SM (supermarket) and L (logistics). A "shopping center" means, in general, a retail property containing a combination of retail businesses, restaurant businesses and other services, managed as one unit and formed, developed and owned by developers, and is sometimes referred to as "SC". In most cases, the location, scale and type of each shopping center conform to the characteristics of its commercial area, and the property of each shopping center also includes a parking area appropriate for its type and scale.
2. "Planned Transfer Price" is the sale price of the Asset to be Transferred as indicated in the sale and purchase agreement on the Asset to be Transferred (excluding national and local consumption taxes and costs such as broker's commissions, etc., and the amount is rounded down to the nearest million yen).
3. "Book Value" is the total estimated book value of the Asset to be Transferred as of the anticipated transfer date.
4. "Difference between Planned Transfer Price and Book Value" is the reference value calculated as the difference between the planned transfer price and the book value, which is different from the profit or loss on transfer.

2. Reasons for rebuilding and transfer

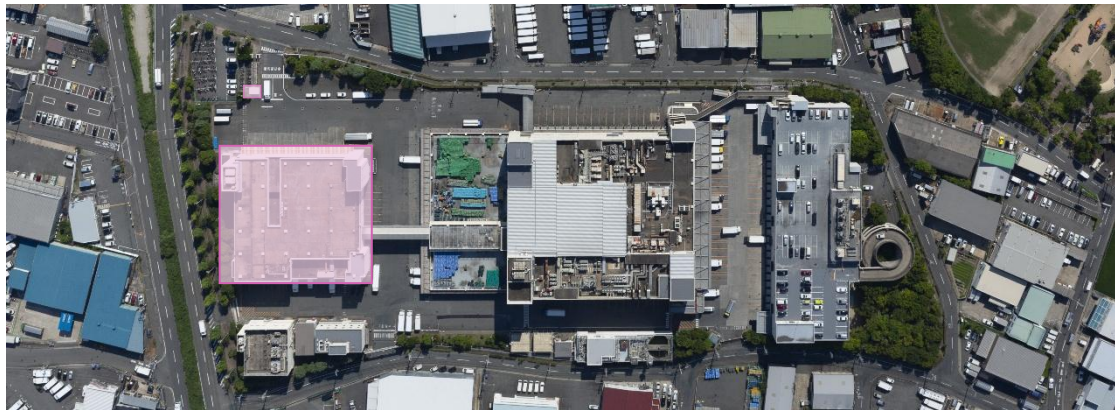
The Asset to be Transferred, Daiei-Ibaraki Process Center, is a logistics facility that serves as a fresh-food manufacturing and processing base supporting the three major consumption areas of Osaka, Kyoto and Kobe, with The Daiei, Inc., as the tenant. As of the end of May, 2026, it functions as a distribution hub delivering products to about 300 stores of the AEON Group (Note), and is positioned as one of the AEON Group's important strategic logistics hubs that serves as a "central kitchen" in the Kansai area.

As part of the AEON Group's supply chain reform initiative, AEON Food Supply Co., Ltd. had been exploring potential sites for a new process center in the Kansai region. Based on the Property's location, age, and current usage, AEON Food Supply Co., Ltd. expressed interest in acquiring the Asset to be Transferred with the intention of rebuilding. The Investment Corporation has been evaluating the matter from both the perspectives of continued ownership and transfer.

The Investment Corporation is undertaking various initiatives with respect to its portfolio properties, including reviewing investment conditions—such as the sale and replacement of properties—in light of future profitability and other factors. As a result of such examinations, we determined to proceed with the Transfer based on the following considerations, among others: (i) the building is 48 years old, and while increases in future capital expenditures and repair costs are anticipated, a transfer would enable us to avoid a decline in profitability; (ii) concurrently with the transfer of the Asset to be Transferred, the Investment Corporation will enter into a fixed-term business-use land lease contract with AEON Food Supply Co., Ltd. and will stably receive ground rent and other payments from the company, thereby substantially offsetting the impact on rental income that would otherwise result from a reduction in the leased area to Daiei, Inc.; and (iii) because the Investment Corporation will continue to receive ground rent and other payments from AEON Food Supply Co., Ltd. during the construction period and after completion, there will be no decrease in rental income associated with the transfer, and accordingly, it will be possible to maintain and stabilize the profitability of the entire portfolio even after the transfer of the Asset to be Transferred.

(Note) "AEON Group" refers to the group consisting of AEON CO., LTD., the pure holding company, its consolidated subsidiaries and equity method affiliates.

The Asset to be Transferred



3. Details of the Assets to be Transferred

(1) Overview of the Asset to be Transferred

(L-3) Daiei-Ibaraki Process Center

Property name		Daiei-Ibaraki Process Center (transfer of part of the buildings)
Planned transfer price		(Main Building) 103 million yen
Address		2-7-52, Yokoe, Ibaraki-shi, Osaka
Type of specified asset		Trust beneficiary interest
Trust establishment date		January 30, 2007
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust period termination date		September 30, 2027
Anticipated transfer date		July 1, 2026
L a n d (Note 1)	Lot area	33,173.94 m ²
	Use district	Quasi-industrial district
	Coverage ratio	60%
	Floor-area ratio	200%
	Ownership type	Ownership rights
Building (Note 2) (Note 3)	Completion date	① Newly built: June 14, 1977 Expansion: May 24, 1988 ② June 14, 1977 ③ August 31, 1990 ④ August 3, 1990 ⑤ March 9, 1992
	Structure/Floors	① Reinforced concrete, flat roof / 5 stories above ground and 1 below ② Reinforced concrete, flat roof / 2 stories above ground and 1 below ③ Steel-framed, flat roof / 4 stories above ground ④ Reinforced concrete and steel-framed, flat roof / 5 stories above ground ⑤ Reinforced concrete, flat roof / 4 stories above ground
	Total floor area	① 9,134.90 m ² ② 905.18 m ² ③ 800.00 m ² ④ 27,930.61 m ² ⑤ 11,188.59 m ²
	U s e	①② Factories ③ Offices ④⑤ Factories and Warehouses
	Ownership type	Ownership rights
Master lease company		The Daiei, Inc. (Note 4)
Classification of master lease		Fixed rent
Property management company		Jones Lang LaSalle K.K. (Note 5)
PML value		12.6%
Collateralized		No
Appraisal value (As of appraisal date)		93 million yen (June 1, 2026)
Appraiser		Japan Real Estate Institute
Tenant details (Note 6)		
Number of tenants		1
Annual contracted rents		502 million yen
Leasehold/Security deposits		263 million yen

	Total leased area	50,783.58 m ²
	Total leasable area	50,783.58 m ²
	Occupancy rate	100.0%
Special remarks	As the area where the Property is located is designated as a Category 5 height control district, the maximum building height in the district is limited to 22m. Accordingly, this Property's buildings are legal-nonconforming-buildings as of the date hereof. In case the buildings of this Property are rebuilt in the future, it may not be possible to construct a building of the same scale as the existing ones.	

(Notes)

1. Located within the area of the Yokoe land readjustment project for which a city planning decision has been made, and therefore building restrictions under City Planning Act apply.
2. Since there are multiple buildings, the information of them is indicated with numbers. The subjects of this Transfer are Building ① (9,134.90 m²) and the guard room (4.28 m²), which is an attached building to Building ①.
3. This Property's buildings include attached buildings as follows; for Building ①, guard room (4.28 m²); for Building ②, factory (168.00 m²); for Building ④, pump room (47.36 m²), factory (594.38 m²) and guard room (5.42 m²); and for Building ⑤, guard room (4.86 m²). The floor area of these attached buildings is not included in the total floor area.
4. The Investment Corporation will enter into a building lease agreement amendment agreement with The Daiei, Inc.
5. The Investment Corporation will enter into an amendment memorandum on the property management agreement for the Asset to be Acquired with Jones Lang LaSalle K.K.
6. This section describes the details of the entire Property.
7. The table above summarizes the overview of the Asset to be Transferred individually. Unless otherwise noted, all information included in the tables is as of January 31, 2026.

(2) Overview of the Purchaser

Name	AEON Food Supply Co., Ltd.
Address	24-6 Takase-cho, Funabashi City, Chiba
Name and title of the company representative	Shigenori Toda, Representative Director and President
Business	Manufacturing and processing of livestock, marine products, and delicatessen products, as well as distribution of agricultural, processed, and daily products
Paid-in capital	100 million yen (as of February 28, 2026)
Establishment date	October 29, 1981
Net assets	4,055 million yen (as of February 28, 2026)
Total assets	56,892 million yen (as of February 28, 2026)
Large shareholder and equity position	AEON CO., LTD. 100% (as of February 28, 2026)
Relationship with the Investment Corporation and the Asset Manager	
Capital	Not applicable
Human resources	Not applicable
Transactions	AEON Food Supply Co., Ltd. entered into the pipeline support agreement and logistics facilities management agreement with the Asset Manager.
Related party	AEON Food Supply Co., Ltd. is a Related Party of the Investment Corporation. It is also an Interested Party under the internal rule “Rule for Interested-Party Transactions” of the Asset Manager and an Interested Person defined by the Investment Trust Act.

4. Schedule of the Transfer

Property Number	Property Name	Transfer Decision Date	Scheduled Date of Execution of the Sale and Purchase agreement	Scheduled Date of Payment	Property /Transfer Date (schedule)
L-3	Daiei-Ibaraki Process Center (Main Building portion)	June 29, 2026	July 1, 2026	July 1, 2026	July 1, 2026

Reconstruction plan schedule (Note)

- (1) Execution date of the sale : July 1, 2026
and purchase agreement
 - (2) Scheduled start date for : Around July 2026
demolition work
 - (3) Scheduled start date for : Around November 2027
construction work
 - (4) Completion date of the : Around July 2029
rebuilt building
- (Note) The above schedule is a tentative plan and may change significantly as construction progresses.

5. Overview of Brokerage

There is no broker for transactions related to the acquisition and transfer of properties.

6. Transactions with Interested Parties, etc.

(1) Procedures for the Transfer to Interested Parties of the Assets, etc.

The Investment Corporation considers it important to establish an appropriate governance system in order to maximize the investors' value and has set up a structure in which opinions of third parties without interests with the AEON Group, are reflected in the decision-making of the Asset Manager in relation to transactions with Interested Parties, such as acquisition and transfer of assets from or to the AEON Group. Concretely, we have a decision-making process in which external specialists, who are third parties without interests with the AEON Group, are appointed as members in both the Investment Committee and the Compliance Committee and it is required that such external specialists are present at the committees and vote in favor of such transaction when transactions with Interested Parties are determined.

(2) Real estate lease agreement (master lease agreement)

The Investment Corporation has entered into a master lease agreement with The Daiei, Inc. for Daiei-Ibaraki Process Center through the trustee, and will enter into a building lease agreement amendment agreement on the Transfer. Since The Daiei, Inc. is a subsidiary of AEON CO., LTD., the parent company of the Asset Manager, and is classified as an Interested Party defined in Article 201 of the Investment Trust Act and Article 123 of the Order for Enforcement of Investment Trust Act, as well as an Interested Party defined under the internal rule "Rule for Interested-Party Transactions" of the Asset Manager, in connection with entering into a building lease agreement amendment agreement, the Asset Manager has gone through the decision-making process prescribed by such interested party transaction rule.

Name	The Daiei, Inc.
Address	4th Floor, New Building, Daiei-Ibaraki Process Center, 2-7-52 Yokoe, Ibaraki City, Osaka Prefecture
Name and title of the company representative	Yasuo Nishitoge, Representative Director and President
Business	Retail Business
Paid-in capital	100 million yen (as of February 28, 2026)
Establishment date	February 7, 1949
Net assets	24,387 million yen (as of February 28, 2026)
Total assets	115,781 million yen (as of February 28, 2026)
Large shareholder and equity position	AEON CO., LTD. 100% (as of February 28, 2026)
Relationship with the Investment Corporation and the Asset Manager	
Capital	Not applicable
Human resources	Not applicable
Transactions	Transactions with the Investment Corporation: Total rent income 588 million yen (from August 1, 2025 to January 31, 2026) Transaction with the Asset Manager: The Daiei, Inc. entered into the pipeline support agreement and shopping center management agreement with the Asset Manager.
Related party	The Daiei, Inc. is a Related Party of the Investment Corporation. It is also an Interested Party under the internal rule "Rule for Interested-Party Transactions" of the Asset Manager and an Interested Party defined by the Investment Trust Act.

(3) Fixed-Term Business-Use Land Lease Contracts

The Investment Corporation will enter into a fixed-term business-use land lease contract with AEON Food Supply Co., Ltd. Since AEON Food Supply Co., Ltd. is a subsidiary of AEON CO., LTD., the parent company of the Asset Manager, and is classified as an Interested Person defined in Article 201 of the Investment Trust Act and Article 123 of the Order for Enforcement of Investment Trust Act, as well as an Interested Party defined under the internal rule “Rule for Interested-Party Transactions” of the Asset Manager, in connection with entering into the fixed-term business-use land lease contract, the Asset Manager has gone through the decision-making process prescribed by such interested party transaction rules.

<Overview of Lessee – Fixed-Term Business-Use Land Lease Contract>

Please refer to "3. (2) Overview of the Purchaser".

7. Forward Commitment, etc. (Note)

Not applicable.

(Note) *Forward commitment contract, etc.* refers to a post-dated sale and purchase contract and any other similar contract by which both parties are bound to make payment of a price and deliver a property / properties after the lapse of more than one month from the date of the conclusion of the contract.

8. Future Outlook

The impact of the planned transfer of assets on the forecasts for the Fiscal Period Ending July 31, 2026 (from February 1, 2026, to July 31, 2026) and the Fiscal Period Ending January 31, 2027 (from August 1, 2026, to January 31, 2027) is minor; therefore, there is no change to the forecast for investment performance.

9. Appraisal Summary

Property name	Daiei-Ibaraki Process Center (Main Building) (Note)
Appraisal value	¥93,000,000
Appraiser	Japan Real Estate Institute
Appraisal date	June 1, 2026

Item	Amount or percentage	Summary
Income price	¥8,010,000,000	The income price by the DCF method and the income price by the direct capitalization method are judged to have a similar degree of reliability, and the appraisal value is estimated by correlating both prices.
Price calculated by the Direct Capitalization approach	¥8,070,000,000	
Operating income	¥502,400,000	
Potential gross income	¥502,400,000	Total office rent income based on the term of scheduled lease agreements, taking into account such term and tenants' ability to pay rent, etc.
Losses due to vacancies, etc.	¥0	No losses due to vacancies are assumed, since risks of tenants leaving a property, etc. are incorporated into the Capitalization rate.
Operating expenses	¥91,994,000	
Maintenance costs	¥60,000	Fees for transfer to the bank, etc. by reference to actual amounts in prior years.
Utilities costs	¥0	No utilities costs because they are paid by tenants.
Repair costs	¥8,408,000	Costs were calculated by taking into account future administrative management plans, the level of expenses for similar real estate and the annual average amount of repair and renewal expenses, etc. in the engineering report.
Property management fees	¥3,000,000	Calculated by taking into account compensation rates in similar properties, individuality of the target property, etc.
Advertisement for leasing, etc.	¥0	No Advertisement for leasing, etc. are assumed, since the current lease agreement is a long-term bulk lease and the costs of tenant replacement or lease renewal are incorporated into the Capitalization rate.
Taxes	¥76,317,000	Calculated based on the tax-related documents.
Insurance premium	¥4,209,000	Calculated by taking into account the insurance premium based on the insurance agreements and insurance premium rate of similar properties, etc.
Other expenses	¥0	
Net operating income	¥410,406,000	
Return on investment of temporary available funds	¥2,639,000	Calculated by multiplying the balance of leasehold deposits by 1.0%, which is the level of investment yield deemed to be appropriate.
Capital expenditure	¥58,070,000	Calculated by taking into account capital expenditures and ages of similar real estate and the annual average amount of repair and renewal expenses in the engineering report, etc.
Net cash flow	¥354,975,000	
Capitalization rate	4.4%	A rate estimated by determining, as the base rate, the standard yield for each district established by the appraiser, adjusting such rate by adding or subtracting spreads attributable to the location conditions of the building and its site, the building conditions, and the contract terms, and additionally taking into account future uncertainty and transaction yields of similar properties, etc.
Price calculated by the DCF approach	¥7,950,000,000	
Discount rate	4.1%	A rate estimated by comprehensively taking into account the individuality of the subject property and other factors, with reference to the investment yield for similar properties, etc.
Terminal capitalization rate	4.6%	A rate estimated by comprehensively taking into account future trends in the investment yield, the risks associated with the subject property as an investment, a general prediction of economic growth rates in the future, and trends in real estate prices and rents, with reference to the transaction yield in relation to similar properties, etc.
Cost approach price	¥8,140,000,000	
Ratio of land	89.2%	
Ratio of building	10.8%	
Other points to be noted for the determination of appraisal value	Not applicable	

(Note) The appraised value of the Main Building alone is 93 million yen, which is calculated by multiplying the appraised value (Income price) of 8.01 billion yen for the entire Property by 1.16%, the percentage attributable to the Main Building based on the ratio derived from the cost approach price of the land/buildings. This is a partial appraisal of the Main Building alone where the land and buildings are combined. Accordingly, the price of one piece of real estate, which combines the buildings and its land, was assessed and the partial appraisal was conducted on the building given the state of the buildings and the site.

	(land)	(buildings)	
		Except for the Main Building	Main Building
Ratio of land/buildings based on the cost approach price of the Property	89.20%	9.64%	1.16%

End

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

Attachments

- Reference material 1 Photos of the properties and Aerial view of the area around
 Reference material 2 Portfolio after the Acquisition

Reference Material 1 Photos of the Property and Aerial view of the area around

Photo of the Property



Aerial view of the area around



Reference Material 2 Portfolio after the Transfer

Property number	Property name	Location	Acquisition price (scheduled) (millions of yen) (Note 1)	Investment ratio (%) (Note 2)
SRSC-1	AEON LakeTown mori	Koshigaya City, Saitama Pref.	21,190	4.4
SRSC-2	AEON LakeTown kaze	Koshigaya City, Saitama Pref.	6,730	1.4
RSC-1	AEON MALL Morioka	Morioka City, Iwate Pref.	5,340	1.1
RSC-2	AEON MALL Ishinomaki	Ishinomaki City, Miyagi Pref.	6,680	1.4
RSC-3	AEON MALL Mitouchihara (Note 3)	Mito City, Ibaraki Pref.	16,565	3.4
RSC-4	AEON MALL Ota (Note 4)	Ota City, Gunma Pref.	12,424	2.6
RSC-5	AEON Sagamihara Shopping Center	Sagamihara City, Kanagawa Pref.	10,220	2.1
RSC-6	AEON MALL Ogaki	Ogaki City, Gifu Pref.	4,950	1.0
RSC-7	AEON MALL Suzuka	Suzuka City, Mie Pref.	9,660	2.0
RSC-8	AEON MALL Meiwa	Taki County, Mie Pref.	3,290	0.7
RSC-9	AEON MALL Kasai-Hojo	Kasai City, Hyogo Pref.	7,230	1.5
RSC-10	AEON MALL Hiezu	Saihaku County, Tottori Pref.	7,780	1.6
RSC-11	AEON MALL Kurashiki	Kurashiki City, Okayama Pref.	17,890	3.7
RSC-12	AEON MALL Ayagawa	Ayauta County, Kagawa Pref.	8,740	1.8
RSC-13	AEON MALL Nogata (Note 5)	Nogata City, Fukuoka Pref.	12,546	2.6
RSC-15	AEON MALL KYOTO	Kyoto City, Kyoto Pref.	21,470	4.5
RSC-16	AEON MALL Sapporo-Hiraoka	Sapporo City, Hokkaido	5,900	1.2
RSC-17	AEON MALL Kushiro-Showa	Kushiro City, Hokkaido	1,780	0.4
RSC-18	AEON MALL Shinrifu North Wing	Miyagi County, Miyagi Pref.	2,560	0.5
RSC-20	AEON MALL Yokkaichi-Kita	Yokkaichi City, Mie Pref.	2,210	0.5
RSC-21	AEON MALL Yamatokoriyama (Note 6)	Yamatokoriyama City, Nara Pref.	14,452	3.0
RSC-22	AEON MALL Chiba-Newtown (Mall, cinema, sports facilities) (Note 7)	Inzai City, Chiba Pref.	12,198	2.5
RSC-23	AEON MALL Kofu Showa (Note 8)	Nakakoma County, Yamanashi Pref.	15,489	3.2
RSC-24	AEON MALL Tomakomai	Tomakomai City, Hokkaido	7,840	1.6
RSC-25	AEON MALL Oyama	Oyama City, Tochigi Pref.	6,280	1.3
RSC-26	AEON MALL Itamikoya	Itami City, Hyogo Pref.	16,860	3.5
RSC-27	AEON MALL KAGOSHIMA BAY	Kagoshima City, Kagoshima Pref.	13,400	2.8

RSC-28	AEON MALL Tsuchiura	Tsuchiura City, Ibaraki Pref.	12,030	2.5
RSC-29	AEON MALL Kahoku	Kahoku City, Ishikawa Pref.	9,940	2.1
RSC-30	AEON MALL Shimotsuma	Shimotsuma City, Ibaraki Pref.	9,552	2.0
RSC-31	AEON MALL Kyoto Gojyo	Kyoto City, Kyoto Pref.	13,333	2.8
RSC-32	AEON MALL Fukutsu	Fukutsu City, Fukuoka Pref.	18,040	3.8
RSC-33	AEON MALL Tamadaira woods	Hino City, Tokyo	9,667	2.0
RSC-34	AEON MALL Takasaki	Takasaki City, Gunma Pref.	17,164	3.6
RSC-35	AEON MALL Narita	Narita City, Chiba Pref.	14,001	2.9
RSC-36	AEON MALL Shinkomatsu	Komatsu City, Ishikawa Pref.	15,350	3.2
RSC-37	AEON MALL Sagayamato	Saga City, Saga Pref.	3,720	0.8
RSC-38	AEON MALL Wakayama	Wakayama City, Wakayama Pref.	16,840	3.5
RSC-39	AEON MALL Miyakonojo Ekimae	Miyakonojo City, Miyazaki Pref.	4,460	0.9
CSC-1	AEON Chigasaki-Chuo Shopping Center	Chigasaki City, Kanagawa Pref.	6,410	1.3
CSC-2	AEON STYLE Kemigawahama	Chiba City, Chiba Pref.	3,748	0.8
CSC-3	AEON Kireuriwari Shopping Center	Osaka City, Osaka Pref.	4,394	0.9
CSC-4	AEON Ueda Shopping Center	Ueda City, Nagano Pref.	5,350	1.1
NSC-1	PIA CITY Miyashiro (Land)	MinamiSaitama- gun,Saitama Pref.	2,090	0.4
SM-1	KASUMI FOOD SQUARE Hitachikamine (Land)	Hitachi City, Ibaraki Pref.	1,120	0.2
SM-2	KASUMI FOOD SQUARE Mitomigawa (Land)	Mito City, Ibaraki Pref.	1,310	0.3
L-1	Daiei-Kawasaki Process Center	Kawasaki City, Kanagawa Pref.	14,280	3.0
L-2	AEON Minami-Osaka RDC	Sakai City, Osaka Pref.	9,870	2.1
L-3	Daiei-Ibaraki Process Center (Note 9)	Ibaraki City, Osaka Pref.	6,669	1.4
L-4	KASUMI Chuo Distribution Center (Land)	Kasumigaura City, Ibaraki Pref.	1,500	0.3
L-5	KASUMI Sakura Distribution Center (Land)	Sakura City, Chiba Pref.	2,170	0.5
Sub-total (in Japan)			474,685	98.8
M-1	AEON Taman Universiti Shopping Centre (Note 10)	Johor, Malaysia	658 (RM 20 million)	0.1
M-2	AEON MALL SEREMBAN 2 (Note 11)	Negeri Sembilan, Malaysia	5,252 (RM 215 million)	1.1
Sub-total (overseas)			5,910	1.2
Total			480,596	100.0

(Notes)

1. Acquisition price (scheduled) represents the purchase price of each asset shown in the sale and purchase agreement on each Property (excluding national and local consumption taxes and costs such as broker's commissions, etc., and the amount is rounded down to the nearest million yen).
2. The investment ratio is calculated based on the anticipated acquisition price.
3. Amounts and figures with respect to AEON MALL Mitouchihara include adjacent lands acquired on April 28, 2015, in addition to currently held real estate trust beneficiary interests.
4. Amounts and figures with respect to AEON MALL Ota include "Expansion Building" acquired on April 17, 2024.
5. Amounts and figures with respect to AEON MALL Nogata are considering the additional acquisition of land on February 25, 2021.
6. Amounts and figures with respect to AEON MALL Yamatokooryama include the partial transfer of the land sale dated March 24, 2021.
7. Amounts and figures with respect to AEON MALL Chiba-Newtown (Mall, cinema, sports facilities) include the additional acquisition of land dated October 27, 2022.
8. Amounts and figures with respect to AEON MALL Kofu Showa include "Extension Building" acquired on September 3, 2018.
9. The acquisition price (scheduled) and the Investment ratio of Daiei-Ibaraki Process Center are the price and the figure reflecting the Transfer.
10. Acquisition price of AEON Taman Universiti Shopping Centre represents the total yen amount of the considerations actually paid by the Investment Corporation to AEON CO. (M) BHD. over several times (the sale and purchase price, etc., shown in the sale and purchase agreement, etc.), excluding expenses incurred on the acquisition of the property (broker's commissions and taxes and dues, etc.). The weighted average exchange rate calculated from the exchange rates applied at each payment was ¥32.92 to 1 RM, rounded down to the second decimal place.
11. Acquisition price of AEON MALL SEREMBAN 2 represents the purchase price (the sale and purchase price, etc., shown in the sale and purchase agreement), excluding expenses incurred on the acquisition of the property (broker's commissions and taxes and dues, etc.), paid by the Investment Corporation acquired to Swiss Advanced Technology Institute (M) Sdn. Bhd, through JAMBATAN MANSEIBASHI (M) Sdn. Bhd. (overseas real estate holding corporation (means the corporation stipulated in Article 221-2, Item 1 of the Ordinance for Enforcement of the Act on Investment Trusts and Investment Corporations) which we have established in Malaysia) . The exchange rate is ¥24.43 to 1 RM dated on September 30, 2016, at the time of acquisition (rounded down to the second decimal place).