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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 Distributions
for the Fiscal Period Ended July 31, 2026

AEON REIT Investment Corporation (the “Investment Corporation”) hereby announces that differences have arisen between the forecast distributions for the fiscal period ended July 31, 2026 (from February 1, 2026 to July 31, 2026), which were announced in the “Financial Report for the Fiscal Period Ended January 31, 2026” dated March 17, 2026, and the distributions determined today, as follows.

1. Differences Between the Forecast and determined distribution for the fiscal period ended July 31, 2026

	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 forecasts (A)	2,801	589	3,390
Determined amount (B)	2,839	551	3,390
Amount of differences (B - A)	38	(38)	0
Increase/decrease rate	1.4%	(6.5%)	0.0%

(Notes)

1. Number of investment units outstanding at the end of the fiscal period ended July 31, 2026 : 2,102,569 units
2. Distributions in excess of earnings includes “distributions of allowance for temporary difference adjustments” and “distribution with decrease of investment capital under tax laws”.
3. “Increase/decrease rate” is rounded to the second decimal place.

2. Reasons for the differences

Due to a decrease in expenses related to rental business, etc., net income for the current fiscal period exceeded the forecast. In addition, after reflecting the recording of expenses related to earthquake damage and finalizing the figures for tax-accounting discrepancies exceeding income related to leasehold-right amortization expenses, etc., distributions in excess of earnings per unit differed from the forecast by 5% or more.

For details, please refer to the “Financial Report for the Fiscal Period Ended July 31, 2026” released today.

End

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