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For Immediate Release

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Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps

AEON REIT Investment Corporation (the “Investment Corporation”) hereby announces that the details of the debt financing announced in the “Notice Concerning Debt Financing (Refinancing of the Existing Loans)” dated September 30, 2026 (the “Debt Financing”) have been finalized as described below. In addition, the Investment Corporation has decided to establish interest rate swaps. Details are as follows.

I. Debt Financing:

1. Details of the Debt Financing

Term	Financial institutions (lenders)	Borrowing amount (in billions of yen)	Interest rate (Note 8)	Borrowing date	Financing method	Maturity	Repayment Method (Note 12)	Security and guarantee
Long-term (1)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 1)	2.7	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.22% (Note 9)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 20, 2028	Bullet repayment	Unsecured and unguaranteed
Long-term (2)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 2)	3.1	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.22% (Note 9)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 22, 2029	Bullet repayment	Unsecured and unguaranteed

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Term	Financial institutions (lenders)	Borrowing amount (in billions of yen)	Interest rate (Note 8)	Borrowing date	Financing method	Maturity	Repayment Method (Note 12)	Security and guarantee
Long-term (3)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 3)	4.8	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.30% (Note 9)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 21, 2030	Bullet repayment	Unsecured and unguaranteed
Long-term (4)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 4)	3.1	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.37% (Note 9) (Note 10)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 20, 2031	Bullet repayment	Unsecured and unguaranteed
Long-term (5)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 5)	3.4	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.44% (Note 9) (Note 10)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 20, 2032	Bullet repayment	Unsecured and unguaranteed
Long-term (6)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 6)	3.8	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.53% (Note 9) (Note 10)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 20, 2033	Bullet repayment	Unsecured and unguaranteed
Long-term (7)	Lending syndicate with Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited as arrangers (Note 7)	2.4	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.63% (Note 9) (Note 10)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institutions listed to the left as lenders	October 20, 2034	Bullet repayment	Unsecured and unguaranteed
Long-term (8)	Mitsubishi UFJ Trust and Banking Corporation (Green Loan)	1.0	Base rate (JBA three-month Japanese Yen TIBOR) plus 0.61% (Note 9) (Note 10)	October 20, 2026	Borrowing pursuant to an individual term loan agreement entered into on October 16, 2026, with the financial institution listed to the left as lender (Note 11)	October 20, 2034	Bullet repayment	Unsecured and unguaranteed

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- (Note 1) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., Mizuho Trust & Banking Co., Ltd., and San ju San Bank, Ltd.
- (Note 2) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., Mizuho Trust & Banking Co., Ltd., AEON Bank, Ltd., and Daiwa Next Bank, Ltd.
- (Note 3) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., The Norinchukin Bank, AEON Bank, Ltd., Development Bank of Japan Inc., San ju San Bank, Ltd., and The Gunma Bank, Ltd.
- (Note 4) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., AEON Bank, Ltd., San ju San Bank, Ltd., Kansai Mirai Bank, Limited, THE NISHI-NIPPON CITY BANK, LTD., and The Kiyo Bank, Ltd.
- (Note 5) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., The Hyakugo Bank, Ltd., The Hiroshima Bank, Ltd., and San ju San Bank, Ltd.
- (Note 6) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., Mizuho Trust & Banking Co., Ltd., and AEON Bank, Ltd.
- (Note 7) The lending syndicate will be composed of Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, MUFG Bank, Ltd., and Mizuho Trust & Banking Co., Ltd.
- (Note 8) Financing fees to be paid to the lenders are not included.
- (Note 9) The first interest payment date will be January 20, 2027, and subsequent interest payment dates will be the 20th day of January, April, July and October of each year and the principal repayment date. If a payment date is not a business day, payment will be made on the following business day; provided, however, that if the following business day falls in the following month, payment will be made on the immediately preceding business day. The base rate applicable to the interest calculation period for each interest payment date will be the three-month Japanese Yen TIBOR (Tokyo Interbank Offered Rate) published by JBA TIBOR Administration, a general incorporated association (“JBATA”), as of two business days prior to the commencement date of the relevant interest period. The base rate will be reviewed on each interest payment date; provided, however, that if a quotation corresponding to the relevant calculation period is unavailable or is not published, the base rate applicable to such period will be determined in accordance with the method prescribed in the agreements. For changes in the JBA Japanese Yen TIBOR, which is the base rate, please refer to JBATA’s website (<https://www.jbatibor.or.jp/english/rate/>).
- (Note 10) The interest rates payable have been effectively fixed through the execution of separate interest rate swap agreements. For details, please refer to “II. Establishment of Interest Rate Swaps” below.
- (Note 11) This borrowing will be made through a Jointly-Operated Specified Money Trust established by Mitsubishi UFJ Trust and Banking Corporation (the “Green REIT Trust”). For details of the Green REIT Trust scheme, please refer to the “Notice Concerning Debt Financing (Refinancing of the Existing Loans)” dated September 30, 2026.
- (Note 12) If certain requirements, including the Investment Corporation’s prior written notice, are met during the period from the execution date of the Debt Financing to the repayment dates indicated above, each borrowing may be prepaid, in whole or in part, prior to its maturity date.

2. Reason for conducting Debt Financing

The proceeds from the Debt Financing will be used to refinance 24.3 billion yen in loans due on October 20, 2026 (Note 1). In addition, the Investment Corporation plans to redeem 1.0 billion yen in investment corporation bonds due on the same date (Note 2) using cash on hand.

- (Note 1) The relevant borrowings were announced in the “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on October 18, 2016, and “Notice Concerning Debt Financing (Determination of Interest Rate) and Conclusion of Interest Rate Swap Agreements” on March 24, 2017, and “Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps” on October 16, 2020, and “Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps” on October 18, 2021, and “Notice Concerning Debt Financing (Determination of Details of Debt Financing) and Establishment of Interest Rate Swaps” on October 18, 2023.
- (Note 2) Relevant investment corporation bonds were announced in the “Notice Concerning Issuance of Investment Corporation Bonds,” dated October 13, 2016.

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3. Total amount to be procured, use of proceeds and anticipated disbursement date of the proceeds

(1) Total amount to be procured

24.3 billion yen

(2) Specific use of proceeds

The proceeds from the Debt Financing will be used to refinance the borrowings described in “2. Reason for conducting Debt Financing” above.

(3) Anticipated disbursement date

October 20, 2026

4. Status of borrowings, etc., after the debt financing

(in millions of yen)

		Before the debt financing	After the debt financing	Increase and decrease
	Short-term borrowings ^(Note 1)	—	—	—
	Long-term borrowings ^(Note 2)	138,900	138,900	—
	Total borrowings	138,900	138,900	—
	Investment corporation bonds	49,000	48,000	▲1,000
	Total interest-bearing debt	187,900	186,900	▲1,000

(Note 1) Short-term borrowings are borrowings with maturities of one year or less.

(Note 2) Long-term borrowings are borrowings with maturities of more than one year and include long-term borrowings scheduled to be repaid within one year.

II. Establishment of Interest Rate Swaps

1. Reason for establishment

Interest rate swaps are established in order to fix interest payments and hedge against the risk of rising interest rates in respect of borrowings made pursuant to individual term loan agreements entered into on October 16, 2026, as described in “I. Debt Financing—1. Details of the Debt Financing” above.

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2. Details of establishment

Interest rate swap agreement for the long-term (4)

(1) Counterparty	SMBC Nikko Securities Inc.
(2) Notional principal	3.1 billion yen
(3) Interest rates	Fixed interest rate payable: 2.7780% Floating interest rate receivable: Three-month Japanese Yen TIBOR published by JBA TIBOR Administration
(4) Commencement date	October 20, 2026
(5) End date	October 20, 2031
(6) Interest payment date	The first interest payment date will be January 20, 2027, and subsequent interest payment dates will be the 20th day of January, April, July and October of each year and the end date. If a payment date is not a business day, payment will be made on the following business day; provided, however, that if the following business day falls in the following month, payment will be made on the immediately preceding business day.

(Note) As a result of entering into the interest rate swap agreement, the interest rate for Long-term (4) will be effectively fixed at 3.1480%.

Interest rate swap agreement for the long-term (5)

(1) Counterparty	Mizuho Securities Co., Ltd.
(2) Notional principal	3.4 billion yen
(3) Interest rates	Fixed interest rate payable: 2.8930% Floating interest rate receivable: Three-month Japanese Yen TIBOR published by JBA TIBOR Administration
(4) Commencement date	October 20, 2026
(5) End date	October 20, 2032
(6) Interest payment date	The first interest payment date will be January 20, 2027, and subsequent interest payment dates will be the 20th day of January, April, July and October of each year and the end date. If a payment date is not a business day, payment will be made on the following business day; provided, however, that if the following business day falls in the following month, payment will be made on the immediately preceding business day.

(Note) As a result of entering into the interest rate swap agreement, the interest rate for Long-term (5) will be effectively fixed at 3.3330%.

Interest rate swap agreement for the long-term (6)

(1) Counterparty	Daiwa Securities Co. Ltd.
(2) Notional principal	3.8 billion yen
(3) Interest rates	Fixed interest rate payable: 2.9973% Floating interest rate receivable: Three-month Japanese Yen TIBOR published by JBA TIBOR Administration
(4) Commencement date	October 20, 2026
(5) End date	October 20, 2033
(6) Interest payment date	The first interest payment date will be January 20, 2027, and subsequent interest payment dates will be the 20th day of January, April, July and October of each year and the end date. If a payment date is not a business day, payment will be made on the following business day; provided, however, that if the following business day falls in the following month, payment will be made on the immediately preceding business day.

(Note) As a result of entering into the interest rate swap agreement, the interest rate for Long-term (6) will be effectively fixed at 3.5273%.

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Interest rate swap agreement for the long-term (7)

(1) Counterparty	Mizuho Securities Co., Ltd.
(2) Notional principal	2.4 billion yen
(3) Interest rates	Fixed interest rate payable: 3.1150% Floating interest rate receivable: Three-month Japanese Yen TIBOR published by JBA TIBOR Administration
(4) Commencement date	October 20, 2026
(5) End date	October 20, 2034
(6) Interest payment date	The first interest payment date will be January 20, 2027, and subsequent interest payment dates will be the 20th day of January, April, July and October of each year and the end date. If a payment date is not a business day, payment will be made on the following business day; provided, however, that if the following business day falls in the following month, payment will be made on the immediately preceding business day.

(Note) As a result of entering into the interest rate swap agreement, the interest rate for Long-term (7) will be effectively fixed at 3.7450%.

Interest rate swap agreement for the long-term (8)

(1) Counterparty	Mizuho Securities Co., Ltd.
(2) Notional principal	1.0 billion yen
(3) Interest rates	Fixed interest rate payable: 3.1150% Floating interest rate receivable: Three-month Japanese Yen TIBOR published by JBA TIBOR Administration
(4) Commencement date	October 20, 2026
(5) End date	October 20, 2034
(6) Interest payment date	The first interest payment date will be January 20, 2027, and subsequent interest payment dates will be the 20th day of January, April, July and October of each year and the end date. If a payment date is not a business day, payment will be made on the following business day; provided, however, that if the following business day falls in the following month, payment will be made on the immediately preceding business day.

(Note) As a result of entering into the interest rate swap agreement, the interest rate for Long-term (8) will be effectively fixed at 3.7250%.

III. Additional items required to ensure appropriate understanding and judgment by Investors about the information contained herein:

As for risks regarding repayment of the Debt Financing, there are no material changes from the details described in “Investment risks” mentioned in the securities report submitted on April 30, 2026.

End

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