

(Note) This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.



September 28, 2023

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 Debt Financing Through Jointly Operated Specified Money Trust
 (Green J-REIT Trust) and Early Repayment of Debt Financing

AEON REIT Investment Corporation (the “Investment Corporation”) hereby announces that it has resolved debt financing (the “Debt Financing”) and early repayment of debt financing (the “Early Repayment of Debt Financing”). Details are as follows.

1. Debt Financing:

(1) Details of the Debt Financing

Term	Financial institutions (lenders) (Note 2)	Scheduled borrowing amount (in billions of yen)	Interest rate (Note 3)	Scheduled borrowing date	Financing method	Maturity (Note 3)	Repayment Method (Note 4)	Security and guarantee
Long term	Mitsubishi UFJ Trust and Banking Corporation	9.3	To be determined	October 20, 2023	Based on the Jointly-Operated Specified Money Trust (Green J-REIT Trust) formed by the lender on the left, a loan agreement will be concluded on October 18, 2023, with the lender on the left	To be determined	Bullet repayment (scheduled)	Unsecured and unguaranteed (scheduled)

(Notes)

1. The Debt Financing is subject to the fulfillment of certain requirements such as the execution of a loan agreement which is reasonably satisfactory to the lenders and the fulfillment of all of the conditions precedent to the lending as may be separately agreed upon.
2. Based on the Jointly-Operated Specified Money Trust (Green J-REIT Trust) formed by the lender in the above, a loan agreement will be concluded with the lender on October 18, 2023.
3. We will announce once Interest rate and Maturity are fixed.
4. If certain requirements including our advance written notice are met during the period between the date of executions of the Debt Financing and the repayment dates indicated above, each of the borrowings is repayable either in whole or in part prior to the maturity date.

(2) Details of Early Repayment of Debt Financing

[Short-term borrowings (Note 1)]

Financial institutions (lenders)	amount to be procured (in billions of yen)	Repayment amount (in billions of yen) (Note 2)	Balance after repayment	Scheduled date of repayment	Borrowing date	Original Repayment date
Mizuho Bank, Ltd. , Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank ,Limited	9.3	9.3	—	October 20, 2023	February 1, 2023	February 1, 2024

(Note 1) For the details of debt financing, please refer to “Notice Concerning Debt Financing” announced on January 16, 2023.

(Note 2) There will be no settlement fee applicable to this early repayment.

(3) Reason for conducting Debt Financing

With the basic philosophy of contributing to the enhancement of people's lives and local communities through investment in retail facilities and related properties, Investment Corporation aims to ensure stable income in the medium to long term by investing in assets that form the backbone of local communities and their lifestyle infrastructure. To achieve this philosophy and goal, it is important to take ESG into consideration in all aspects of operations and collaborate with stakeholders who facilitate it. Based on this concept, AEON Reit Management Co., Ltd. (the “Asset Manager”) with which the Investment Corporation entrusts the management of its assets, has established a policy for sustainability and will facilitate its implementation.

As part of such efforts, the Investment Corporation has recently decided to raise funds through a jointly operated specified money trust formed by Mitsubishi UFJ Trust and Banking Corporation. The program is expected to attract investors who are interested in ESG-oriented investments, diversify the Investment Corporation’s means of financing and enhance its presence in the green finance market.

(4) Total amount to be procured, use of proceeds and anticipated disbursement date of the proceeds

(a) Total amount to be procured

¥9.3 billion

(b) Specific use of proceeds

The proceeds from the Debt Financing will be used for early repayment of borrowings described in "1.(2) Details of Early Repayment of Debt Financing".

(c) Anticipated disbursement date

October 20, 2023

(5) About of "Green J-REIT Trust"

Green J-REIT Trust is a performance dividend jointly operated specified money trust in which Mitsubishi UFJ Trust and Banking Corporation serves as trustee and manages the assets, and which is characterized by the fact that it is a highly rated short-term investment product of long-term loan receivables for J-REITs, the use of which is limited to funds for acquisition and development of green buildings.

Mitsubishi UFJ Trust and Banking Corporation has acquired “Green1(F)” of “JCR Green Finance Framework ” (Note 1), and “AA(fp)” of “JCR Fund Portfolio Rating” (Note 2) from Japan Credit Rating Agency, Ltd. (JCR) as a third-party evaluation on its funds.

The Loans to Green J-REIT Trust will be financed as Green loans stipulated in the Sustainability Finance Framework formulated by Asset Manager.

All funds procured through the Debt Financing will be used as early repayment of debt financing used for the acquisition AEON MALL Wakayama, which is Green Qualified Asset (Note 3).

If the Investment Corporation procures funds through green finance (Note 4) for any project including this matter, it will execute such procurement to the extent that it does not exceed the upper limit of the green finance specified (Note 5) by Asset Manager.



<Reference : AEON MALL Wakayama>
 Acquisition of DBJ Green Building Certification
 2023★★★★★(highest ranking)

Points recognized in certification (Examples)
 Promoting energy and resource conservation through the periodic cleaning of air conditioning filters, installation of total heat exchangers and motion sensors for backyard lightning, taking in daylighting through atriums in malls, replacement of LED lighting in common areas, installation of water-saving faucets and toilets, etc.

<Reference : Outline of the scheme>



Features of "Green J-REIT Trust"
 Highly rated short-term investment product for long-term loan to J-REITs
 > JCR Green Finance Framework : **Green1(F)**
 > JCR Fund Portfolio Rating : **AA(fp)**

(Note 1) For details of “JCR Green Finance Framework”, please refer to the website of Japan JCR (Japanese only).
<https://www.jcr.co.jp/download/8674f400e34c4b443059fd0aa344ee8f0e9863066ad1d6087e/23d0264.pdf>.

(Note 2) For details of “JCR Fund Portfolio Rating”, please refer to the website of Japan JCR
https://www.jcr.co.jp/download/0eb8bbe0f80a7b81df477fd23d67ba2db6c227e28f80aafb7/23d0437_f.pdf.

(Note 3) Green Qualified Assets are defined in the Sustainability Finance Framework of the Investment Corporation (refer to the “Notice Concerning Formulation of Sustainability Finance Framework ” announced October 27, 2020.) as new or existing assets that have obtained or are expected to obtain DBJ Green Building Certification (higher than a three-star rating), CASBEE Certification (higher than a B-plus rating), BELS Certification (higher than a three-star rating), LEED Certification (Silver, Gold or Platinum rating), and a third party certificate other than the said certifications with their respective equivalent ratings (collectively the “Environmental Certification”). Based on the framework, it is also expected that the Investment Corporation will obtain such certifications proactively and strive to acquire the Environmental Certification through initiatives aimed at improving environmental performance for other assets for which such Environmental Certification has not yet been obtained.

(Note 4) In the Asset Manager, “Green Financing” collectively means borrowings or the issuance of investment corporation bonds to use all borrowed funds for the acquisition of Green Qualified Assets or the refinancing of funds required for the acquisition of Green Qualified Assets.

(Note 5) The upper procurement limit of Green Financing shall be calculated using the following formula: Total acquisition value of Green Qualified Assets × Total assets LTV.

2. 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 27, 2023.

End

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