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For Immediate Release

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Notice Concerning Differences Between the Forecast and Determined Distributions for the
Fiscal Period Ended January 31, 2025 and Revision of Forecasted Distributions for the Fiscal
Period Ending July 31, 2025

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) hereby announced in the “Financial Report for the Fiscal Period Ended July 31, 2024” dated September 13, 2024 that the difference between the forecast and determined distribution for the fiscal period ended January 31, 2025 (from August 1, 2024 to January 31, 2025) and determined today, and revision of forecasted distribution for the fiscal period ending July 31, 2025 (from February 1, 2025 to July 31, 2025). Details are as follows.

1. The fiscal period ended January 31, 2025 (from August 1, 2024 to January 31, 2025)

(1) Differences Between the Forecast and determined distribution amount for the fiscal period ended January 31, 2025

| | 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) | 3,164 | 186 | 3,350 |
| Determined amount (B) | 3,262 | 98 | 3,360 |
| Amount of differences (B - A) | 98 | (88) | 10 |
| Increase/decrease rate | 3.1% | (47.3%) | 0.3% |

(Notes)

1. Number of investment units outstanding at the end of the fiscal period ended January 31, 2025 : 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

This notice is announced since distributions in excess of earnings per differ by more than 5% from the forecast amount. This was caused because that net income for the current period exceeded expectations, the effect of the acquisition and cancellation of own investment units implemented during the period, expenses related to damage caused by the Hyuganada earthquake in 2024 and Typhoon No.10 in 2024, and figures for the discrepancy between excess income and tax expense related to leasehold amortization expenses, etc.

2. The fiscal period ending July 31, 2025 (from February 1, 2025 to July 31, 2025)

(1) Revision of Forecasted Distributions for the fiscal period ending July 31, 2025

| | 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) | 3,143 | 207 | 3,350 |
| Revised forecasts (B) | 3,344 | 56 | 3,400 |
| Amount of differences (B - A) | 201 | (151) | 50 |
| Increase/decrease rate | 6.4% | (72.9%) | 1.5% |

(Notes)

1. Expected number of investment units outstanding at the end of the fiscal period ended July 31, 2025 : 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 Revision

Due to the incorporation of newly acquired assets announced in the “Notice Concerning Acquisition, Leasing and Transfer of Domestic Properties” dated February 26, 2025, and the occurrence of gains on the sale of real estate, etc. due to the transfer of the assets to be transferred, distributions per unit (excluding distributions in excess of earnings) and distributions in excess of earnings per unit will be revised by 5% or more from the expected amount. Please refer to the “Financial Report for the Fiscal Period Ended January 31, 2025” released today for details on the assumptions, etc.

End

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