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August 28, 2026

For Immediate Release

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Notice Concerning Renewal to Master Lease Agreement
(AEON MALL SEREMBAN 2)

AEON REIT Investment Corporation (“we” or the “Investment Corporation”) and AEON Reit Management Co., Ltd. (the “Asset Manager”), to which the Investment Corporation entrusts asset management, hereby announce that they have determined today to enter into the Renewal Lease Agreement for the AEON MALL SEREMBAN 2 (Note), which is held through an overseas property holding special purpose company established in Malaysia by the Investment Corporation with the present master lease company, AEON CO. (M) BHD., in order to renew the master lease agreement (“this Renewal”). Details are as follows.

AEON CO. (M) BHD., is a subsidiary, etc. 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 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. Consequently, in connection with entering into the First Renewal Lease Agreement, the Asset Manager has gone through the decision-making process prescribed by such interested party transaction rule.

(Note)

Investment Corporation holds 100% of the shares issued by the overseas property holding special purpose company in Malaysia.

1. Reason for this Renewal

The Investment Corporation’s policy is to enter into a master lease agreement, which leases the entire property, with the applicable AEON Group company as the tenant. We intend to leverage master lease agreements with AEON Group companies to obtain stable cash flow over the medium to long term and minimize tenant vacancy and rent decline risks..

As the lease agreement with AEON CO. (M) BHD. will expire on September 29, 2026, we have determined to renew the agreement after consultation with AEON CO. (M) BHD.

2. Summary of lease agreement

	Current Contract	Contract after renewal
Property name	AEON MALL SEREMBAN 2	
Master lease company	AEON CO. (M) BHD.	Same as on left
Classification of master lease	Fixed-rent	Same as on left
Contract term	10 years (from September 30, 2016 until September 29, 2026)	5 years (from September 30, 2026 until September 29, 2031) *The right to renew the lease agreement for up to three additional terms of 5 years each is granted to the lessee after the expiration of the above contract period.
Monthly rent (Note)	1,328,116.37 RM (47,148 thousand yen) * A revision was made in 2025 in accordance with the Consumer Price Index (CPI) of Malaysia.	Same as on left
Rent revision	Every 3 years (Linked to Consumer Price Index (CPI) of Malaysia)	Same as on left *A revision will be made in 2028.
Total leased area	81,135.00 m ²	Same as on left
Scheduled start date of lease term	September 30, 2016	September 30, 2026
Contract date	April 26, 2016	September 2026 (planned)

(Note)

The RM amount has been converted to the yen using the exchange rate of 1 RM = ¥35.50, which the Investment Corporation assumes for the Fiscal Periods Ending July 31, 2026 (the 27th Period) and January 31, 2027 (the 28th Period), as set forth in the assumptions for the forecasts of performance announced in the “Financial Results for the Fiscal Period Ended January 31, 2026 (REIT)” dated March 17, 2026. The monthly rent of the current contract is based on the information as of July 31, 2026, reflecting the rent revision in 2025.

3. Transactions with Interested Parties

AEON CO. (M) BHD., is a subsidiary, etc. 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 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. Consequently, in connection with entering into the First Renewal Lease Agreement, the Asset Manager has gone through the decision-making process prescribed by such interested party transaction rule.

4. Future outlook

As the impact of this Renewal on the performance of the Investment Corporation is expected to be immaterial, there is no change to the forecasts of performance for the fiscal period ending January 31, 2027 (August 1, 2026 – January 31, 2027) announced in the “Financial Report for the Fiscal Period Ended January 31, 2026” dated March 17, 2026.

End

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