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To all concerned parties:

Investment Corporation

MCUBS MidCity Investment Corporation

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Notice of Conclusion of Fixed-Term Building Lease Renewal Agreement
on AEON MALL Tsudanuma

MCUBS MidCity Investment Corporation (hereafter "MCUBS MidCity") has entered into a fixed-term building lease renewal agreement with AEON RETAIL Co., Ltd., one of the major tenant of MCUBS MidCity, as follows.

1. Background of conclusion of the Renewal Agreement

(1) Environment surrounding the AEON MALL Tsudanuma

"AEON MALL Tsudanuma" (Narashino City, Chiba) (hereafter "the Property") owned by MCUBS MidCity is a retail property that is directly connected to "Shin-Tsudanuma" station on the Shin-Keisei Line.

The population of Narashino City and the neighboring Funabashi City has been consistently increasing since 2011. At the same time, the population of those with purchasing power is high in terms of income and age, and hence the potential for retail property is high. Also, in March 2016, Narashino City formulated the "Policy for Considering Community Development around JR Tsudanuma Station" and designated the area connecting JR "Tsudanuma" station and Shin-Keisei Line "Shin-Tsudanuma" station as the entrance to the city front, which promotes redevelopment by the private sector. As a result, redevelopment around the station is expected in the future.

(2) Background to conclusion of the Renewal Agreement

AEON RETAIL Co., Ltd. (hereafter "the Tenant"), a tenant of the Property, regards the Property as a core store in the Kanto region. While the Tenant is considering medium-and long-term strategies about the Property, in response to the intention that the extension of the contract with MCUBS MidCity is essential for planning and implementing large-scale investments such as large-scale renewals, MCUBS MidCity has decided to conclude a renewal agreement with the Tenant.

The specific plans for the renewal contemplated by the Tenant have not yet been determined, but MCUBS MidCity will bear part of the construction cost for maintaining and improving the value of property in line with the renewal. However, the amount of the investment will be added as "investment rent" in addition to the annual rent, and the whole amount will be collected during the renewal contract period.

2. Main contents of the Renewal Agreement

	Contents of the present agreement	Contents of the renewal agreement
Type of Contract	Fixed-term building lease contract	Fixed-term building lease contract
Contract Period	Sep. 30, 2003 to Sep. 29, 2023 (20 years)	Sep. 30, 2023 to Sep. 29, 2043 (20 years)
Total Annual Rent	¥ 1,452 million	¥ 1,524.6 million
Revision of Rent	Consultation every three years	Revisions are not allowed for ten years (discussions are held every three years after the 10th year)
Early Termination	Setting penalties according to years elapsed	Ten-year non-cancelable (Cancellation penalty is set according to the number of years elapsed from the 10th year onward)
Rental Area	101,210.44 m ² (28.7% of total rental area)	96,033.49 m ² * The Contract Area shall be changed from the actual measurement to the official register at the time of the re-contract.

3. Outlook

Since the change in the basic monthly rent due to the conclusion of this renewal agreement applies from 2023, there will be no impact on the business results for the fiscal period ending December 31, 2019 (the 27th fiscal period: July 1 to December 31, 2019) and the fiscal period ending June 2020 (the 28th fiscal period: January 1 to June 30, 2020), and the outlook of the business results will remain unchanged.